

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
P.O. Box 358
Manistee, Michigan 49660

MEETING OF MAY 22, 1997

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, May 22, 1997 at 7:00 P.M. in the Police Department, 70 Maple Street, Manistee, Michigan.

AGENDA


- I. Roll Call
- II. Matters Pertaining to the General Citizenry:
 - A. Public Hearing:
 - 1.
 - 2.
 - B. Site Plan Reviews:
 - 1. A & A Marina
 - 2. Dick Garten - Dick's Barber Shop
 - 3. Axce/Hoogland - Lot Split & Combination
 - 4.
 - C. Questions, Concerns and Consideration of Matters
 - 1. Kurt Schindler, County Planner - County Land Use Plan
 - 2.
- III. Business Session:
 - A. Approval of Minutes from Last Meeting (5/1/97)
 - B. Unfinished Business:
 - 1.
 - 2.
 - C. New Business:
 - 1. County Land Use Plan
 - 2.
- IV. Work/Study Session:
- V. Adjournment

cc: Planning Commission Members
City Council
R. Ben Bifoss, City Manager
Jon Rose, Community Development Officer
Lori Dorman, Administrative Assistant
Kurt Schindler, County Planner
Manistee News Advocate
Manistee Observer
WMTE Radio
WXYQ Radio
Jeff Mikula, Abonmarche
Julie Beardslee, Assessor

CITY OF MANISTEE

MEMORANDUM

TO: Planning Commission Members

FROM: Jon R. Rose 

DATE: May 16, 1997

RE: May 22, 1997 Special Meeting

We will have a Special Meeting on Thursday, May 22, 1997. This meeting will be held in the Police Department so use the Maple Street entrance.

We have received two requests for Site Plan Reviews. A&A Marina would like to build an addition to the building located at 128 Sibben Street. Dick Garten who is the owner of Dick's Barber Shop, 320 River Street would like to build an addition to his residence located at the back of the building. Mr. Garten has already receive approval from the Historic Overlay Review Committee. Enclosed is copies of the Site Plan Reviews.

We also have a request for a Lot Split for the Axce property located on Dunes Drive. The request is being made by Brian and Frank Hoogland who are interested in purchasing the property. The request is enclosed for your review.

Next we have County Planner Kurt Schindler who is requesting an endorsement by the Planning Commission for the County Land Use Plan. Mr. Schindler will give a presentation at the meeting.

If you have any questions, or are unable to attend the meeting please call us at 723-2558.

JRR:djm

SITE PLAN REVIEW

NAME: A&A Marine, Mfg.
128 Sibben Street

PROPOSED USE: Office Addition
ZONING DISTRICT: Transition

PARCEL CODE: 51-51-572-713-17

USE IS: ☐ Permitted
X Special
☐ Not Permitted

BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE YES	NO
PARCEL SIZE:	5,000 sq. ft.	21,352 sq. ft.	X	<input type="checkbox"/>
STREET FRONTAGE:	60 ft.	Sibben St. 157 ft. Third St. 136 ft.	X	<input type="checkbox"/>
SETBACKS				
FRONT YARD	25 ft.	Sibben St. 66 ft. Third St. 56 ft.	X	<input type="checkbox"/>
SIDE YARD	10 ft.	61 ft.	X	<input type="checkbox"/>
REAR YARD	10 ft.	40 ft.	X	<input type="checkbox"/>
WATERFRONT	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30 ft.	16 ft.	X	<input type="checkbox"/>
PARKING:	1 for each 2 emp.	4 +2 handicap	X	<input type="checkbox"/>
BUILDING AREA:	N/A	1,200 sq. ft. new addition	X	<input type="checkbox"/>

SPECIAL DISTRICTS

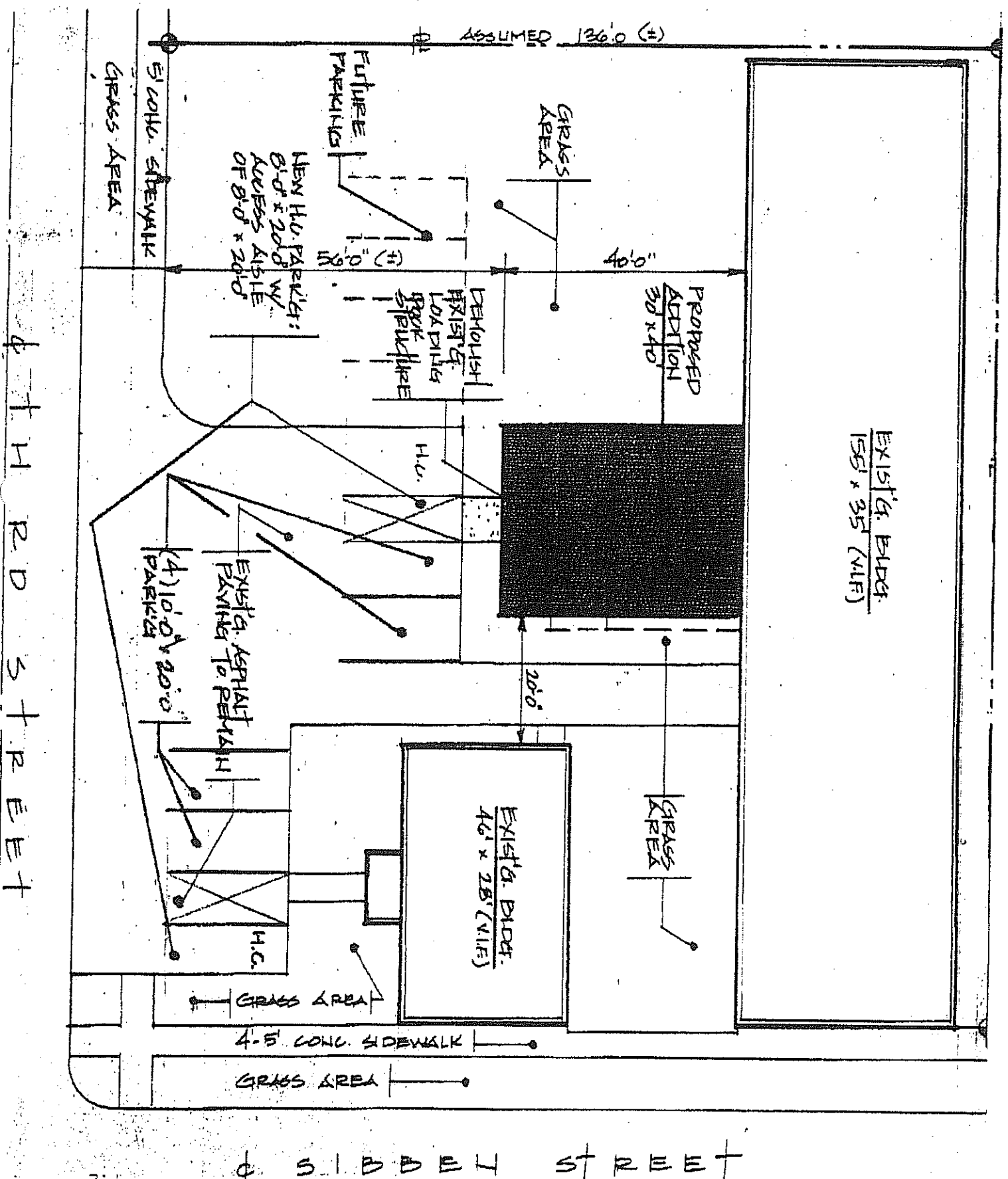
	APPLIES?		APPROVED?	
	YES	NO	YES	NO
HISTORIC OVERLAY:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
HIGH RISK EROSION:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
FLOOD PLAIN:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
SOIL EROSION:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>

OTHER:

REVIEWED BY:

Donna

DATE: May 9, 1997



SITE PLAN REVIEW

NAME: Dick Garten
320 1/2 River Street

PROPOSED USE: Residential
ZONING DISTRICT: C-4

PARCEL CODE: 51-51- 452-704-13

USE IS: ☒ Permitted
☐ Special
☐ Not Permitted

BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE	
			YES	NO
PARCEL SIZE:	2,500	3,300	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STREET FRONTAGE:	25'	25'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SETBACKS				
FRONT YARD	0	0	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SIDE YARD	0	0	<input checked="" type="checkbox"/>	<input type="checkbox"/>
REAR YARD	6'	53'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATERFRONT	50'	53'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30'	22'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PARKING:	n/a		<input type="checkbox"/>	<input type="checkbox"/>
BUILDING AREA:	n/a		<input type="checkbox"/>	<input type="checkbox"/>

SPECIAL DISTRICTS

	APPLIES?		APPROVED?	
	YES	NO	YES	NO
HISTORIC OVERLAY:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HIGH RISK EROSION:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOD PLAIN:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SOIL EROSION:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

OTHER:

REVIEWED BY: Jon Rose
Jon Rose, Community Development Officer

DATE: May 15, 1997



ABONMARONE CONSULTANTS, INC.

95 W. Main Street

P.O. Box 1088

Port Huron, MI 48023

(419) 927-7295

FAX (419) 927-4089

Offices in: Dearborn and Manistee, Michigan and Mishawaka, Indiana

JOB _____

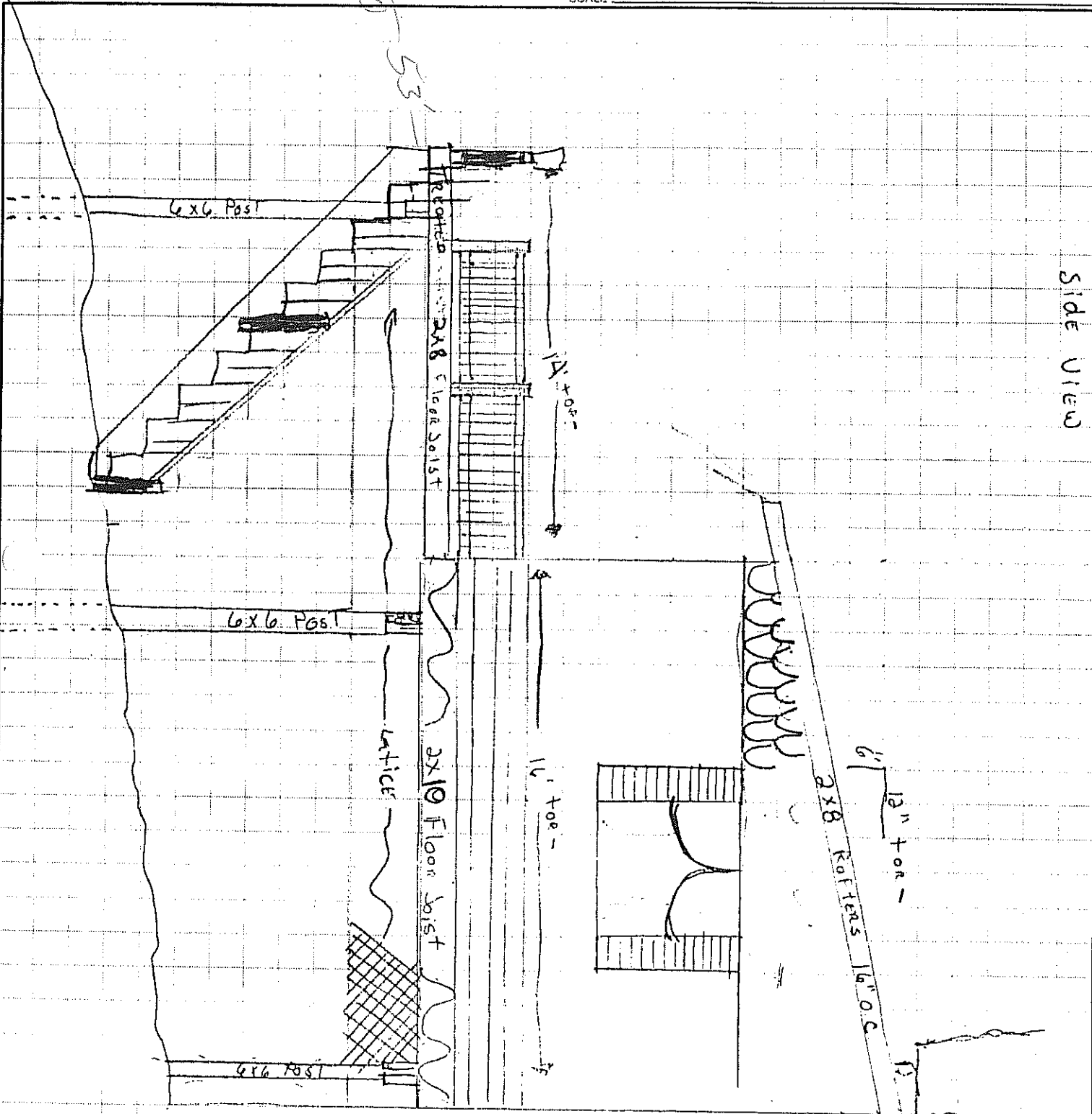
SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

Side View





~~ARCHITECTURAL SERVICES, INC.~~

95 W. Main Street

P.O. Box 1088

Benton Harbor, MI 49023

(616) 927-2295

FAX (616) 927-2290

Offices In: Dearborn and Manistee, Michigan and Mishawaka, Indiana

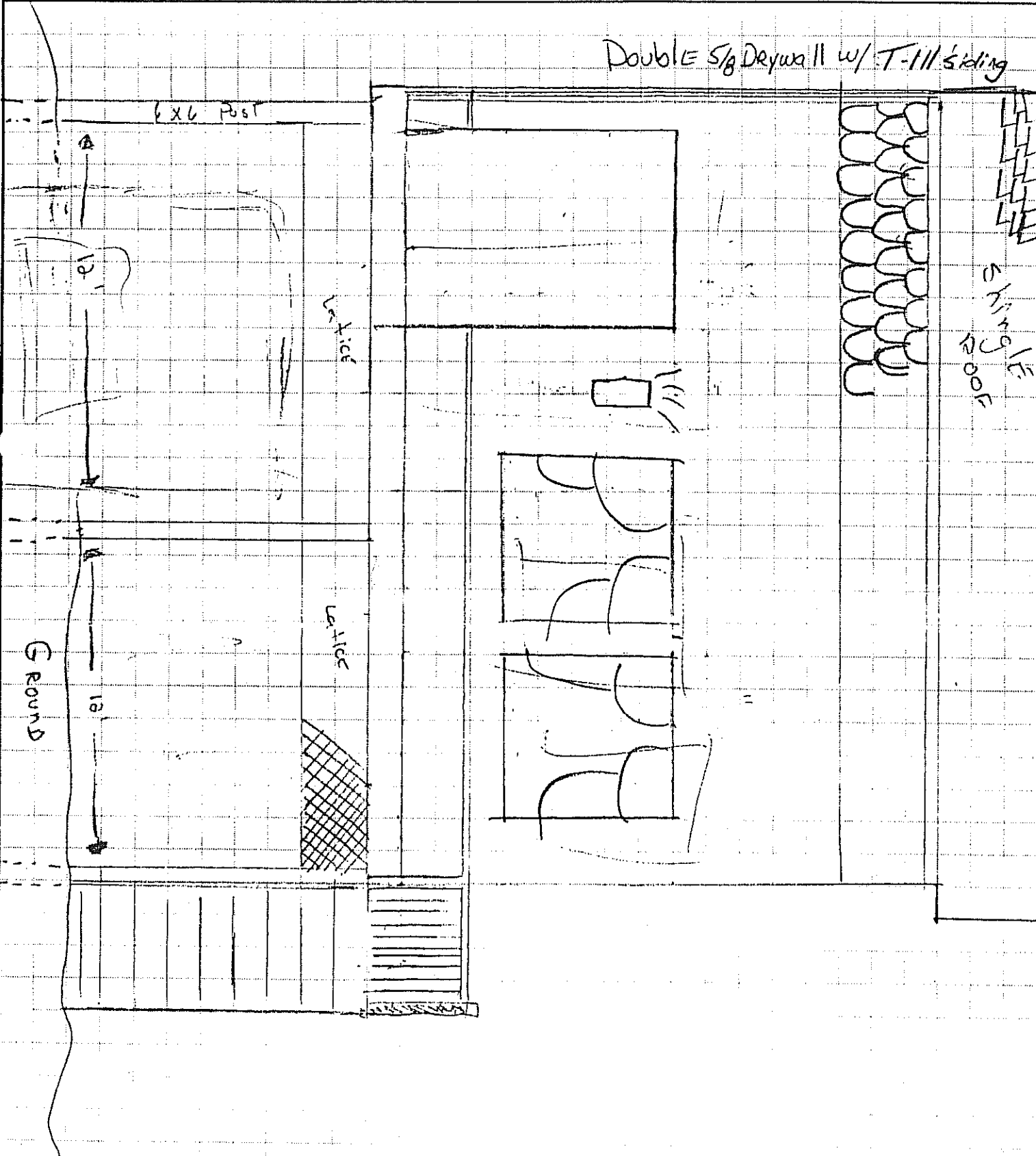
JOB ~~ARCHITECTURAL SERVICES, INC.~~ - 723 -

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____



Gockerman, Wilson, Saylor & Hesslin, P.C.

Bruce C. Gockerman
Richard M. Wilson, Jr.
George V. Saylor, III
Daniel D. Hesslin
Stephanie E. Simon
Jane M. Johnson

Attorneys at Law
414 Water Street
Manistee, Michigan 49660
(616) 723-8333 • (616) 723-3322
FAX: (616) 723-3888
e-mail: gwsh@gwsh.com
<http://www.gwsh.com>

Grand Rapids Office:
124 East Fulton Street
Grand Rapids, MI 49546
(616) 458-3994
FAX: (616) 458-2410

Beulah Office:
425 U.S. 31 North
Beulah, MI 49617
(616) 882-7130
FAX: (616) 882-7143

e-mail George V. Saylor, III:
gvs@gwsh.com

May 16, 1997

Mr. Jon Rose
Community Development Officer
CITY OF MANISTEE
70 Maple Street
Manistee, MI 49660

Re: Planning Commission Meeting

Dear Mr. Rose:

This letter is a follow-up to our telephone conversation. As you are aware, I am representing Charles and Alice Axce regarding a potential sale of their property located in the City of Manistee, Michigan. The property is described as Lots 8, 9 and 10, Block Four (4), of King's Addition to the City of Manistee.

Mr. and Mrs. Axce, along with the potential purchaser of the property, Brian Hoogland, are requesting that the City of Manistee Planning Commission place on its agenda for its meeting on May 22, 1997, the request of the Axces and Hoogland for a variance allowing a division of Lots 8, 9 and 10 which they own in King's Subdivision.

Thank you for your attention to this matter.

Very truly yours,

GOCKERMAN, WILSON, SAYLOR & HESSLIN, P.C.



George V. Saylor, III

GVS:sd
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MAY 13 1997

May 11, 1997

City of Manistee
Attn: Lori Donnan
Planning Commission
PO Box 358
70 Maple Street
Manistee, MI 49660

Dear Lori:

My brother (Frank Hoogland) and I are purchasing the Alice Axche property (lots 8, 9 & 10, King's Addition) which is on Man-Made Lake north of the channel in Manistee. Our request to the planning committee is to allow for the property to be split into 2 parcels. Plans are for each of us to own one lot for the purpose of building retirement homes.

The property is presently 190 feet wide along Dunes Drive, which we understand is 10 feet short of the necessary 100 feet of road frontage to sub divide the property into two lots. Each lot would have 95 feet of road frontage if the variance is granted. The total property has 35,000 square feet of area, so it is sufficient for the parcel to be subdivided into 2 parcels.

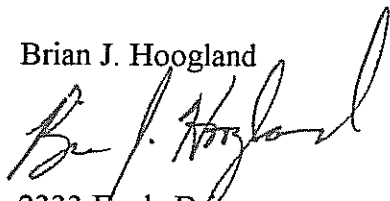
The parcel # of the property is #51-51-260-708-05.

I have drawn on the survey how we would wish the property to be split. We understand the next step would be for the zoning board to also approve the variance.

We appreciate your consideration of our request, and look forward to meeting with you on the 22nd of May to answer any questions you might have.

Respectfully yours,

Brian J. Hoogland

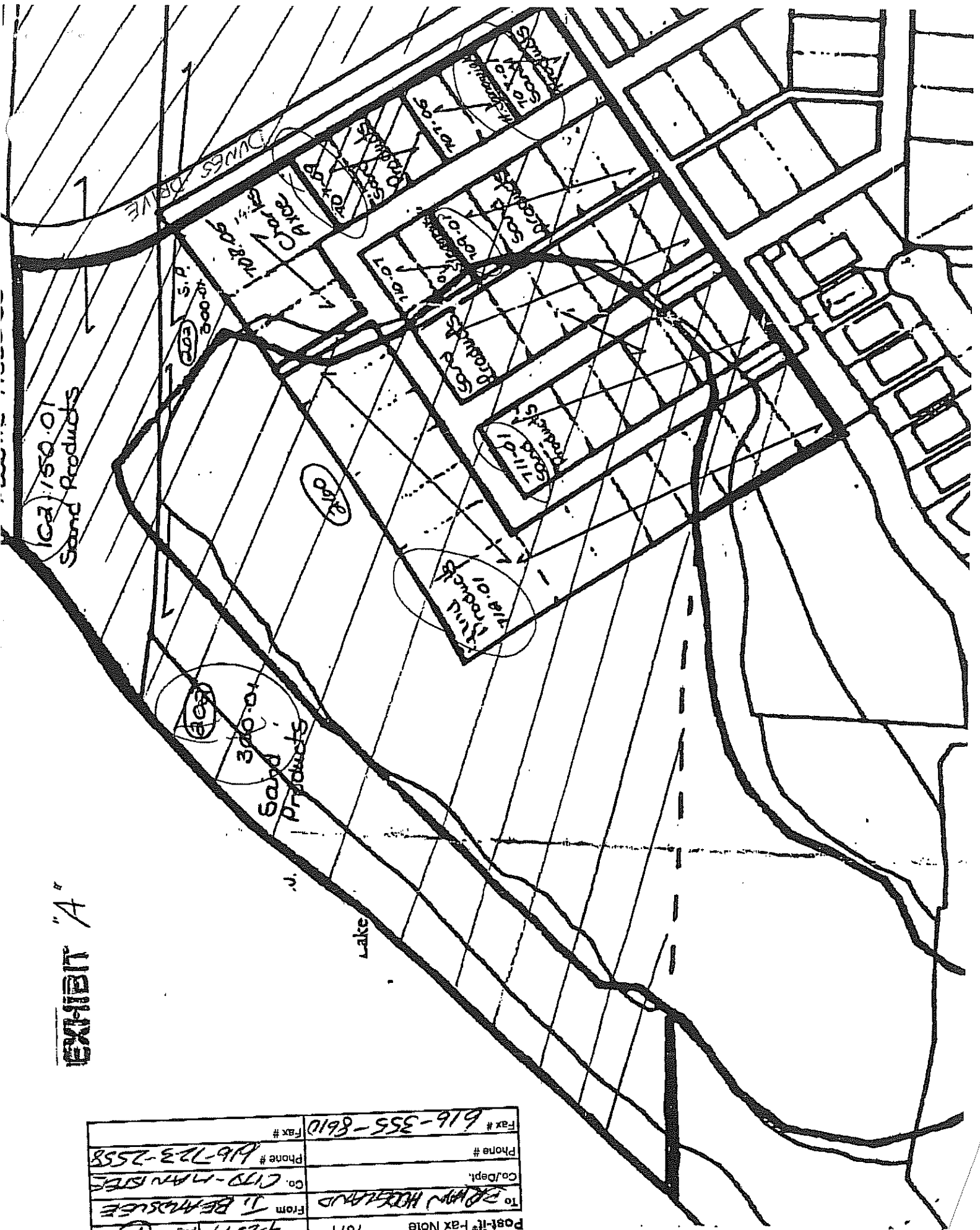


2333 Eagle Drive
Holland, MI 49424

Frank Hoogland
10715 Deer Ridge Court
Holland, MI 49424

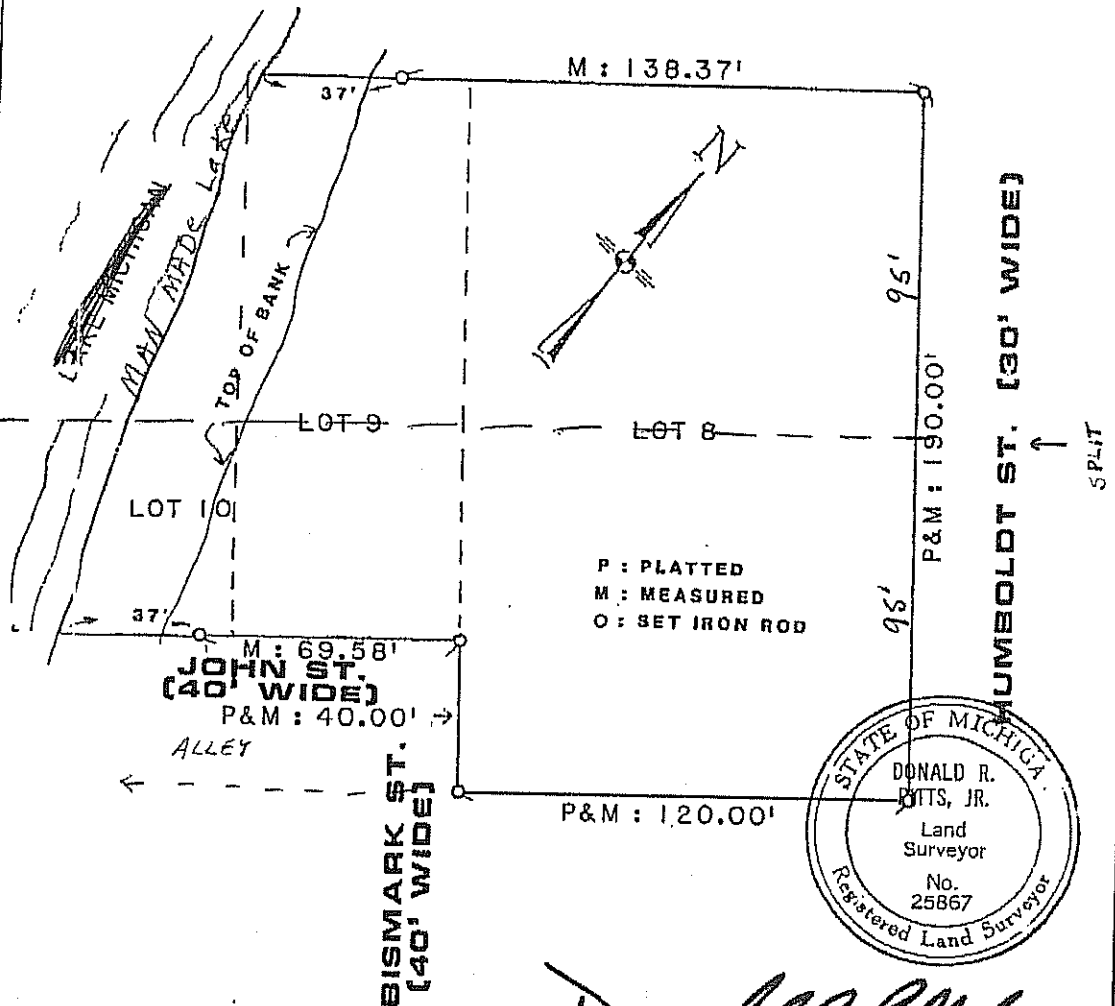
Post-it® Fax Note 7671	
Date 4-25-97	# of pages 1
To: J. BEARDSLEE	
From: J. BEARDSLEE	
Co./Dept. Co. CITY-MANISTEE	
Phone # 616-723-2558	Fax # 616-355-8610

EXHIBIT "A"



CERTIFICATE OF SURVEY

I, DONALD R. PITTS, JR., A REGISTERED LAND SURVEYOR, NUMBER 25867, IN THE STATE OF MICHIGAN, DO HEREBY CERTIFY THAT THE DRAWING HEREON DELINEATED IS A FULL AND ACCURATE REPRESENTATION OF A LAND SURVEY OF LOTS 8, 9, AND 10, BLOCK 4, KING'S ADDITION, CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN.



JOHN ST.
(40' WIDE)
P&M: 40.00' →
ALLEY

21 MAY 1991

DATE OF CERTIFICATE

DONALD R. PITTS, JR.
REGISTERED LAND SURVEYOR #25867
ABONMARCHÉ CONSULTANTS, INC.

FURTHER, THAT ALL THE REQUIREMENTS OF ACT 132 OF THE PUBLIC ACTS OF 1970 HAVE BEEN FULFILLED

PLAT OF SURVEY FOR:

A. AXCE



THE ABONMARCHÉ GROUP

95 West Main Street
Benton Harbor, Michigan
49022-3605
(616) 927-2295

190 Monroe, Suite 400
Grand Rapids, Michigan
49503-2537
(616) 235-2882

ARCHITECTS / ENGINEERS / LAND SURVEYORS
ENVIRONMENTAL / INTERIOR DESIGN / REAL ESTATE SERVICES

DATE: 21 MAY 1991

SCALE: 1" = 40'

DRAWN BY: JRO

SHEET 1 OF 1

JOB NO. 91-195

5-22-97

ORAL PRESENTATION ON



PROPOSED

Land Use Plan

1997

Volume II

This copy printed: April 4, 1997

Adopted pursuant to P.A. 282 of 1945, as amended,
(being the County Planning Act, MCL 125.101 *et. seq.*)



NEW MANISTEE COUNTY LAND USE PLAN NOW AVAILABLE FOR PUBLIC REVIEW

The Manistee County Planning Commission is putting forward, for public review and comment, a proposed *Manistee County Land Use Plan* of 1997 (Vol II) and *Supporting Studies and Analysis for the Land Use Plan* (Vol I). This *Plan* is the main planning document for Manistee County. It is used for making decisions about zoning; coordination between townships, villages, state and federal governments; infrastructure construction; land use issue lobbying; and so on.

This *Plan* was developed by a committee of representatives from each municipality in the county choosing to participate and many others and reflects that committee's recommendations.

How to Comment

NOW IS THE TIME to review the proposed *Plan*, submit suggestions or changes. Submissions may be made in writing at any time between April 11, 1997 and before the adjournment of a public hearing held on June 4, 1997. Mail or bring submissions to:

Manistee County Planning Commission
% Planning Department
415 Third Street --Courthouse
Manistee, Michigan 49660-1606

E-Mail submissions to christy@mufn.org.

Oral submissions may be made at either of two public hearings on the proposed *Plan*. Both start at 7pm, both are on Wednesday:

1. May 21, 1997 in Onkama Township Hall, 5435 Main Street (M-22), Onkama.
 2. June 4, 1997 in County Board room, 415 Third Street--Courthouse, Manistee.
- (Consideration to adopt or modify the *Plan* may follow this hearing.)

How to See Copies of the Plan

One can look at the proposed *Plan* at:

- A. Any Manistee County Public Library, during library business hours; (616)723-2519. County libraries are in Manistee, Arcadia, Bear Lake, Kaleva, Onkama and Wellston.
- B. At Michigan State University Extension Manistee office, 6433 Eight Mile Road, near Onkama, during business hours; (616)889-4277.
- C. At Manistee County Planning Department, 415 Third Street--Courthouse, Manistee, during business hours; (616)723-6041.
- D. A summary of the *Plan* is on Manistee Universal Free Network (MUFN) under Government, Local, Manistee County, Planning Department.

Copies of any part or all of the proposed *Plan* can be made at each location for the cost of photocopies.

One can obtain copies of the *Plan*, a summary of the *Plan*, or specific parts of the *Plan* and background materials used for the *Plan* from the Manistee County Planning Department.

A presentation about the *Plan* is also available for organizations, groups, municipalities --scheduled on a first come, first serve, basis. Telephone (616)723-6041 to make arrangements.



PLANNING COMMISSION
c/o PLANNING DEPARTMENT
(616) 723-6041

Manistee County Courthouse • 415 Third Street • Manistee, Michigan 49660

Enclosed please find a copy of a proposed Manistee County Land Use Plan of 1997. This document was prepared by a committee of 34 individuals representing municipalities and various special interest groups (Chamber of commerce, Spirit of the Woods Conservation Club, Farm Bureau, etc.). Every municipality in the county was invited to appoint a representative to this committee. At this time this plan is being proposed as Manistee County's Land Use Plan.

This letter is to submit a copy for review by your municipality. Also enclosed with this letter is a resolution endorsing the Land Use Plan. This letter is also to ask your board and/or planning commission to adopt the enclosed resolution. Copies of the enclosed resolution on your letterhead should be forwarded to Manistee County Planning Department 415 Third Street, Manistee, Michigan 49660.

Please let Mr. Schindler know if you wish an oral presentation on this document or if you have other questions or concerns. If there are comments or changes your municipality would like considered they can be submitted in writing at any time between now and June 4, 1997, or can be submitted orally at either of the two public hearings on this plan:

1. 7pm, May 21, 1997, at the Onekama Township Hall
5435 Main Street, Onekama, Michigan
2. 7pm, June 4, 1997, at the Manistee County Courthouse
415 Third Street, Manistee, Michigan

Thank you for your time and trouble in this matter.

Sincerely,

Russel E. Taylor, Chair
Manistee County Planning Commission
RET/KHS/clm

RESOLUTION TO ENDORSE THE *MANISTEE COUNTY LAND USE PLAN OF 1997 (AND SUPPORTING STUDIES AND ANALYSTS FOR THE LAND USE PLAN OF 1997)*

Moved by [fill in name of person], seconded by [fill in name of person], that the following resolution be adopted.

BECAUSE the Manistee County Planning Commission formed a county-wide Land Use Commission including representatives from each Municipality which chose to participate, which prepared proposed *Manistee County Land Use Plan of 1997 (and Supporting Studies and Analysts for Land Use Plan of 1997)*, and

BECAUSE the Michigan County Planning Act (P.A. 282 of 1945, as amended, being MCL 125.101 *et. seq.*) requires a County Planning Commission to study, research, and prepare plans for development of the county and the *Manistee County Land Use Plan (and Supporting Studies and Analysts for the Land Use Plan of 1997)* is such a plan; and

BECAUSE the Michigan Township Rural Zoning Act (P.A. 184 of 1943, as amended, being MCL 125.280 *et. seq.*) and the Michigan City or Village Zoning Act (P.A. 207 of 1921, as amended, being MCL 125.581) both requires zoning to be based upon a plan; and

BECAUSE the Michigan Township Planning Act (P.A. 168 of 1959, as amended, being MCL 125.31 *et. seq.*) requires township plans to be approved by a County Planning Commission before adopted and the Michigan Municipal Planning Act (P.A. 285 of 1931, as amended, being MCL 125.31 *et. seq.*) authorizes planning coordination between adjacent municipalities; and

BECAUSE the *Manistee County Land Use Plan of 1997 (and Supporting Studies and Analysts for the Land Use Plan of 1997)* is the main document to be used for coordination of planning and zoning between townships, cities, villages and the county; and is the main document to be used for coordination of planning, capital investment, land acquisition, and other activities between townships, cities, villages, Manistee County, various state and federal agencies and Native American governments; and

BECAUSE the *Manistee County Land Use Plan of 1997 (and Supporting Studies and Analysts for the Land Use Plan of 1997)* represents an agreement and consensus for the development of, and coordination of planning and zoning in, Manistee County among all those local, state, federal and Native American governments who participated;

THEREFORE the [fill in the name of the municipality] endorses the adoption of, and agrees to try to follow, the *Manistee County Land Use Plan of 1997 (and Supporting Studies and Analysts for the Land Use Plan of 1997)* as a representation of general agreement and consensus for Manistee County.

Those voting "yes" are: [list names of those voting "yes".]

Those voting "no" are: [list names of those voting "no".]

Those absent are: [list names of those absent, or "none".]

I certify the above is a true and accurate reflection of what transpired at a regular meeting of the [name of municipal board] at [month, date], 1997.

Clerk

date

Chapter D3: Summary

THIS *Plan* is divided into two volumes. Each volume is further divided into three and four basic parts, Volume I, This *Plan* Supporting Studies and Analysis; A. introductory material, B. background material and C. Appendixes. Volume II, The *Plan*; D. introductory material, E. the *Plan*, F. Appendixes, G. Addendums. This executive summary is to briefly review the content of each part. This is for summary purposes, it is not a substitute for reviewing the entire *Plan*. In the process of abbreviating material for presentation here, detail has been lost. This summary does not completely convey the content or intent of this *Plan*.

This *Land Use Plan* is not a "no growth" or a "slow growth" plan. It is a "balanced" or "sustainable" growth plan to achieve growth, new jobs and protect the quality of life which contributes to people wanting to live here, employers wanting to relocate here, and tourists wanting to visit here.

Part A

THE FIRST part includes introductory material (chapter A1). It includes acknowledgements to the many people who volunteered to help put this *Plan* together; Land Use Plan Committee of the Manistee County Planning Commission and its subcommittees, the Manistee County Planning Commission, numerous experts and presenters, the planning department staff, this *Plan*'s author and the Manistee County Board of Commissioners.

Material about this *Plan* is included (chapter A3).

Part of developing this *Plan* included a public opinion survey of property owners over 21 years old in Manistee County. The survey was done by West Shore Community College Business and Industrial Development Institute. This section reviews the methodology for the survey. Results of the survey are reported throughout this *Plan* in conjunction with the respective topic.

Next a chapter (A4) reviews past land use planning in Manistee County. It briefly reviews each, and outlines some of the results of those efforts. The chapter starts with indicating a county plan was done in the 1930's, but copies can not be found today. It then reviews the 1946 *Land Use Planning Report, Manistee County*; a 1975 *Manistee County Sketch Plan*; a *Manistee County Land Use and Development Policy* of 1981; and the 1984 *Land Use Plan* (as amended to 1990). Key documents, which lead to a relatively quick turn-a-round for the 1984 plan were: the Michigan Resource Inventory Program (MiRIS), the *Northwest Michigan Prime Forest lands Inventory*, and *Manistee County Third Level Soils Association Report*, March 1982.

This *Plan* was influenced by major additional, or new materials also. (1) The start and use of the Manistee County Geographic Information System; (2) *Michigan's Trend Future Reports and Patterns on the Land: Our Choices--Our Future* by Michigan Society of Planning Officials, September 1995 (including eleven different *Trend Future Reports* working papers and summaries) and (3) the *Grand Traverse Bay Region Development Guidebook* by the Grand Traverse County Planning Department.

Part B

THE SECOND part presents background material on Manistee County. The first chapter (B5) covers the county's geography and geology. Manistee's landscape is basically a product of the most recent glacial period leaving moraines, lacustrine plains, outwash plains and kames. More recent geological formations include sand dunes along the Lake Michigan shore.

Next, the county's history is reviewed (chapter B6). The chapter briefly reviews the Native American occupation in the area, United States Government Land Office surveys of the county, homesteaded farms, extensive lumbering, depletion of the resource and subsequent economic collapse. In the early era, Manistee was a transportation hub (via rail and ship) and regional center. More recent history includes the industrial (paper, salt, chemical) activities and the multiple use management of the

area's forests. With the advent of dominant auto and truck transportation, Manistee lost its regional hub status and is hindered by Lake Michigan to the west. Detail is provided on population and shifting political boundaries.

Chapter B7 reviews available data on the county's former land use. The attempt is to try to construct a picture of land use changes and trends over time. Discussion centers on residential, commercial, industrial, agricultural, open lands/parks, forests and rangelands (fields). Pre-european settlement vegetation, 1941 Recommended Land Use Map, 1980 generalized land uses are presented.

This section also introduces the concept of hinterlands and trade centers, as used in this *Plan* and previous plans. This section provides data to measure the relative economic impact of each land use --number of jobs, amount of property tax collected-- has to the county.

Detailed mapping and data is presented to compare land use/cover changes for 1978 and 1993/4. This shows an increase in residential land use (but little population growth), loss of farmland (but an increase in horticulture and specialty farms), major shifting between fallow (rangelands) fields and agriculture, and forest lands conversions into residential, agricultural and field. Most the data presented here is in tabular and map form, and requires careful study of maps.

A summary of the results of *Michigan's Trend Future Reports* and *Patterns on the Land: Our Choices--Our Future* project (Michigan Society of Planning Officials) is presented in chapter B8. The 10 key findings that may be most important in the *Michigan Trend Future Report* are:

1. Sprawl is the principal problem in Michigan, and will get worse if current trends continue. Three regions face the greatest risk, southeast Michigan, western Michigan (Grand Rapids, Holland, Muskegon), and the greater Grand Traverse Bay region [of which Manistee County is on the southern fringe].
2. Sprawl is difficult to observe in a early form, land fragmentation (if there were fences around the perimeter of every newly divided property you could see it). Fragmentation of resource lands (especially farmland, forestland and mineral lands) will result in steady declines in the relative significance of those industries and will have a negative impact on tourism.
3. We are nearly completely auto dependent and can expect significant increases in vehicle miles travelled, number of automobiles and trucks, and commute times, and continued decreases in car pooling, and mass transit.
4. There will be significant increases in infrastructure costs and declining ability to meet those costs. It appears that the principle reasons costs are rising is because we are not following a "pay as we grow" principle.
5. There will be continued significant declines in population in older central cities and increases in families in poverty and in concentrations of racial minorities.
6. There will be continued decreases in biodiversity mostly as a result of many new forest openings and increased conflicts over multi-use of public lands.
7. The present institutional structure (for planning, land use, intergovernmental coordination) does not work and cannot work without reform. (The two top items which were revealed from the Michigan *Relative Risk Management Report* were the "lack of integrated and coordinated land use planning" and the "degradation of urban environment".)
8. The present mix of interest groups is not sufficient to resolve current structural defects.
9. There is a lot of attention on land use issues, but legislative efforts are for the most part premature--the necessary understanding and support base is not in place nor up to speed.
10. Current trends are creating a myriad problems that will be laid at the feet of our children who will have fewer choices available to deal with them.

The chapter reviews in detail the Michigan trends starting with the first period (initial settlement 1840-1900); second period (industrialization/urbanization 1900-1960) and third period (post-industrial age 1960-present).

Finally it presents projections for the future if those trends continue: Continued shift of jobs from the industrial to service sectors; more low density housing; decentralized government services; auto dependency; infrastructure following (not leading) development; more rural residents wanting urban services; loss of a relationship between land use and land resource base; increased popular resistance to change (not in my back yard, last one in, attitudes); a major population change is expected in northern lower Michigan (growth) with a disproportionately larger amount of land to accommodate that growth than has occurred in the past; and employment gains expected in southern Michigan urban areas.

Next chapter B9 presents background on Manistee County's natural resources; surface water, ground water, soils, forestry, agriculture, septic limitations and natural resources. Maps for each topic are also presented.

All water in Manistee County is interconnected. There is no "magic" impermeable layer that protects an aquifer from contamination. (The closest one comes to that is in the Kaleva area for its deeper (100+ feet) wells, but it is known that is not completely impermeable.) Most lakes, streams, wetlands reflect the groundwater level. The need for a county-wide groundwater protection program is necessary. Products to help accomplish this include the *Manistee County Site Plan Review and Groundwater Protection* and *Manistee County Model Zoning Administrator Office Manual*.

Soils data (when compared to pre-European vegetation, agricultural lands, forest lands, etc.) correlates closely to land resources for development and land features which are limiting. Manistee County does not have any prime farmlands and farming is not a major economic activity. Nationally unique farm lands do exist (tart cherry indicator crop sites) where potential for orchard, horticulture and fruit growing may exist. Forestry is an important industry as well as being the dominant land cover in the county.

Aggregate extraction (sand, gravel, topsoil, clay mining) is a minor land use. Oil and gas extraction is significant --in dollar volume, though not proportionally important in number of jobs. Manistee County has been a major player in oil and particularly gas production. This trend may continue with development of Antrim gas reserves.

Manistee County's estimated 1996 population of 22,815 (chapter B10) expected to grow at rate of 4½ percent in the next ten years. In the past Manistee's population is estimated to have been growing from 1986 to present. A 1980 economic depression resulted in a population decline from 1979 to 1986. Seasonal (tourist, summer home owner) residents range from an additional 4%, January, to 34%, July, (with an annual average of 16%) over our permanent population (23,856 to 34,429 in 1986). This means about 700 jobs in the county are dependent on seasonal influx of visitors.

With a 4% population growth on top of the seasonal influx, this *Plan* more than accommodates the anticipated demand for new residential, commercial, industrial and infrastructure needs. Even with a population growth of 10 to 20 percent, this *Plan* does so.

People move to Manistee County for (1) employment reasons, (2) to retire, and (3) to get away from the city (not a desire to live in a rural area). Employment data for Manistee County's labor market area tends to support this. Employment in the county has grown 28% in the past ten years, mainly in retail and service sectors.

Existing infrastructure is covered in the next chapter (B11). It includes discussion on transportation, county drains, water and sewer utilities, electricity, telephone, natural gas, cable television, schools, postal service and emergency services. Maps for each topic are also presented.

If one is serious about economic growth along the lines of manufacturing and commercial development, then the investment in infrastructure must take place. The locations for these types of activities need to be where three-phase power, gas, public water, public sewer, year-round roads without weight restrictions exist, or where most exist. To simply zone a field, or woods, industrial or commercial is not productive, and may detract from areas where infrastructure investment has been made.

The ownership of land (chapter B12) in Manistee is also presented. Topics include a discussion on public lands and a major need for the county to actively coordinate with the two major land management agencies, the United States Forest Service (controlling 24½% of the land in the county) and Michigan DNR (6.96%). Considerable attention is directed toward the *Gaaching Ziibi Daawaa Anishnaabe* (Little River Band of Ottawa Indians) jurisdiction over their land holdings. Discussion on private land ownership centers on subdivisions and fractionalization of parcels impacts on resource recovery and development.

Existing Zoning is reviewed in chapter B13. Zoning is just one part of the planning and development system. Zoning, done alone, does not produce development. It must be accompanied by investment in infrastructure and other public services, incentives, land use policies, and land ownership. A major job in Manistee County is to match economic development (done most effectively at the same geographic scale as the labor market area (roughly Manistee County's political boundaries) and zoning done at a municipal level. Coordination and cooperation is paramount.

Existing zoning is set to accommodate 245,839 housing units and 602,307 total population. This is a result of a buildout analysis. That might be more than what residents in the county have in mind.

Part D

THIS part includes introductory material, a prologue to emphasize the five main goals of this plan (Chapter D1): (1) To have a thriving, sustainable, economy dependent on increased use of land without its depletion. (2) Preserve special and unique environments, farmlands, open spaces and forests, quality of life. (3) At the same time enhance and centralize commercial, industrial and residential development. (4) Manistee County (Planning Commission) takes a lead role to have coordinated and consistent zoning, land use planning and management.

Chapter D2 includes acknowledgements to the many people who volunteered to help put this Plan together; Land Use Plan Committee of the Manistee County Planning Commission and its subcommittees, the Manistee County Planning Commission, numerous experts and presenters, the planning department staff, this Plan's author and the Manistee County Board of Commissioners.

Material about this Plan is also included (chapter D4). It introduces the Plan's underlying concept of "sustainable development," "integrated management" and the need for "coordinated resource based land use planning". The chapter sets the stage by introducing the concepts from an international context, as presented in various United Nations documents and equivalent federal policies which also introduced "integrated management" concepts. It continues along this line with Michigan's need for coordinated resource based land use planning and similar philosophy shared by the *Gaaching Ziibi Daawaa Anishnaabe* (Little River Band of Ottawa Indians) tribal *Ogema* (government). Finally, these concepts are introduced in the context of Manistee County's land use issues and concerns to provide an overview of the resource management and land use management issues of Manistee County. It sets out how natural land physical resources are best managed in an integrated way to promote sustainable management: Sustainable for the current and future generations; integrated by using a holistic, or ecosystem approach; coordinated between all various levels of government; and resource based for a rural area who's development in agriculture, tourism, forestry and extractive industries are dependent on the natural resources. Manistee County's major concern is economic development, to be encouraged through land use planning. Economic development depends on resources, and sustained resources depends on an economy which can afford the protection measures. The county must treat economic and environmental issues as mutually compatible --not two opposing or conflicting beliefs.

The chapter also outlines the committee process and deliberation used to formulate this Plan. It explains in detail the organizational structure of this Plan.

The chapter goes into detail about the legal authority of this Plan; county planning; the function and effect it has on municipal plans, zoning; capital improvements; infrastructure; and government purchase and sale of land. This Plan is intended to serve as a municipal plan if so desired. The Plan is also a lobbying tool. Finally it is a "plan", and intended to be flexible, by application, interpretation and amendment.

Part E

THIS part is the "plan" section. It reviews each topic and Plan Map Areas shown on Plan Map and topics the Land Use Committee prioritized as important for purposes of this Plan. The first chapter (E5) reviews the Plan Map and discusses zoning techniques such as transfer of development rights (currently not legal in Michigan), purchase of development rights, open space zoning and planned unit developments.

In a simplified form, the following process was used to compile the Plan Map (on page 15, 37). Throughout, the materials reviewed in part B of this Plan were used as source material to do the following:

First, those areas of the county which have been designated Special and Unique Environments were used to draw the "special and unique" Plan Map Areas. Some special and unique areas are "written off" as having been already developed to the point of having lost the character which caused the area to be so designated.

The second step is to overlay information from the agricultural and prime forest mapped information. These areas are then added to the Land Use Plan Map as "resource development" Plan Map Areas. This is intended to show areas of the county where the land resources present suited conditions for agriculture and forestry practices.

Third, is to show areas with characteristics which limit development (e.g. wetland or areas where on-site sewage disposal systems are suspected not to work). These areas are on the Plan Map as "resource limitation" Plan Map Areas.

Fourth, information on residential use (mainly areas so designated in the 1988 (1990) Land Use Plan Map which reflects existing land uses, residential density, residential growth pattern, road patterns, existing zoning and so on) are overlaid on the map. From this series of overlays one is able to draw areas on the Plan Map labeled as "residential" Plan Map Areas. At this stage, boundaries between Residential, and Resource Limitation, Resource Development, Special and Unique areas overlapped. In most cases the residential Plan Map Areas --particularly where preexisting residential development existed-- took precedence.

Fifth, areas of commercial activities (mainly areas so designated in the 1988 (1990) Land Use Plan Map) were added to the map. The end product is seen on the Plan as "commercial" Plan Map Area. The county hinterland boundaries were used to identify trade centers and to place a commercial designation in each trade center.

Sixth, the same process used for commercial was repeated with industrial information. The result is shown as "industrial" Plan Map Areas.

Seventh, transition Plan Map Areas were drawn in to reflect the recommendations of this *Plan*.

Eighth, was to designate all the areas now left over as "rural residential" Plan Map Areas.

Last was to compare the Plan Map with existing township zoning. Where the correlation was close, or the township used a similar land use analysis, the boundaries on the Land Use Plan were made to duplicate existing zoning.

The following goals were established for the **land use Plan Map**, generally: (1) To have a thriving, sustainable, economy dependent on increased use of land without its depletion. (2) Preserve special and unique environments, farmlands, open spaces and forests, quality of life. (3) At the same time enhance and centralize commercial, industrial and residential development. (4) Manistee County (Planning Commission) takes a lead role to have coordinated and consistent zoning, land use planning and management.

For specific Plan Map Areas the following goals were established. For **industry Plan Map Areas** (chapter E6) they are: (1) Accommodate industrial land needs with short notice and a minimum review process. (2) Rehabilitate existing industrial facilities.

For **commercial Plan Map Areas** (chapter E7): (1) Accommodate commercial land needs with short notice and a minimum review process. (2) Development of Manistee area that results in a pleasant destination for tourism and for county residents. (3) Safe transportation by avoiding commercial strip development.

For **residential Plan Map Areas** (chapter E8): (1) Avoiding residential strip development. (2) Preserve land for resource management (farm, forestry, tourist, mining extraction). (3) Reduce amount of low-cost land and housing.

For **rural residential Plan Map Areas** (chapter E9): (1) Provide a mix of residential, farm and forest activities. (2) To provide for a separate zoning for transition purposes between rural residential and Resource Development. (3) To provide for a transition Plan Map Area for expansion of commercial activity south and north of Manistee. (4) Support agriculture and forest management activities.

For **resource development Plan Map Areas** (chapter E10): (1) Protect and enhance development of productive land based industries (farm, forestry, extraction of aggregates. (2) Keep heavier clay loam soils areas in large parcels for agricultural and timber development. (3) Keep nationally unique farmlands for agricultural and timber development. (4) Provide for a separate zoning for transition purposes between rural residential and Resource Development. (5) Support agriculture and forest management activities.

For **resource limitation Plan Map Areas** (chapter E11): (1) To appropriately develop land with limitations for development (wetlands, soil types).

For **special and unique Plan Map Areas** (chapter E12): (1) Sustain, enhance tourist based economic growth. (2) Protect natural, cultural, scenic, recreational features. (3) Improve quality of life for local residents. (4) Enhance the area for attracting potential new businesses. (5) Diversify tourism activities in different areas of the county. (6) Recognize, protect and enhance the use of cultural (historic, arts); cultural (built environment, education); environmental/nature; scenic/tour; based special and unique environments. (7) Recognize, protect and enhance the use of recreational activity based special and unique environments. (8) Recognize and protect resource harvesting (timber) based special and unique environments.

Various topical issues were also identified as needing attention in addition to the Plan Map Areas. A chapter for each of these issue was also prepared. The first was on the issue of a new Native American government in Manistee County which received federal recognition. The *Gaaching Ziibi Daawaa*

Anishnaabe (Little River Band of Ottawa Indians) chapter (E13) presents the following goals: (1) Establish a positive working relationship between Manistee County and the Little River Band of Ottawa Indians. (2) Enhance the tribe's growth and development so it is positive for the county.

Goals for the topic of **ground and surface water** (chapter E14) are: (1) Clean, protected groundwater for today and future generations. (2) Clean, protected surface water for today and future generations.

Goals for the topic of **air pollution, solid waste, soil erosion and land/water margins** (chapter E15) are: (1) To have clean air. (2) To not have soil erosion. (3) To properly manage land/water margins.

Goals for the topic of **oil and gas development** (chapter E16) are: (1) State regulation of oil and gas activities with municipality formally involved in the communication process. (2) Direct involvement of Emergency Management Coordination in Hydrogen Sulphide (H₂S) issues. (3) Reduce the conflict between property owner and the oil and gas industry resulting from severed mineral rights.

Goals for the topic of **coordination, economic development and process streamlining** (chapter E17) are: (1) Provide an efficient, quick, easy, less expensive process to obtain approvals (permits, subdivision, etc.) (2) Maintain the maximum flexibility for development design and planned use. (3) Make it easier to understand how to and to comply with regulations. (4) The "special use permit" process should be used sparingly. (5) Have the "Planned Unit Development" process option available, as a special use permit, for innovative and cluster development.



This Land Use Plan is not a "no growth" or a "slow growth" plan. It is a "balanced" or "sustainable" growth plan to achieve growth, new jobs and protect the quality of life which contributes to people wanting to live here, employers wanting to relocate here, and tourists wanting to visit here.



Manistee County's major concern is economic development, to be encouraged through land use planning. Economic development depends on resources, and sustained resources depends on an economy which can afford the protection measures. The county must treat economic and environmental issues as mutually compatible --not two opposing or conflicting beliefs.

The main GOALS of this plan are:

1. Achieve a thriving, yet sustainable, economic base for Manistee County dependent on an increased use of the land without depletion of its valuable natural resources.
2. Preserve special and unique environments, farmlands, open spaces and forests, which provide the county with the physical attributes of a quality of life, while at the same time centralizing commercial, industrial and residential development at recognized trade centers and incorporated municipalities.
3. Accomplish both preservation of the attributes which comprise the county's quality of life, while at the same time accommodating population, commercial and industrial growth.
4. Minimize conflicts between land uses and this Plan's Land Use Map areas.
5. Manistee County (Planning Commission) takes a lead role in implementation of this Plan to have coordinated and consistent zoning, land use planing and management with all municipalities; County; federal and state land management agencies.

THANKS TO:

Land Use Plan Committee

Mr. Russel E. Taylor, Chair (and chair of the Planning Commission)
 Mr. John Amrhein, (farm-agricultural interests)
 Mr. Kenneth Berentsen, Manistee Economic Development Council
 Mr. Mark Bergstrom, Business and Industrial Development Institute,
 West Shore Community College (a resource person)
 Ms Elaine Bush, MSU Extension Director for Manistee County (a resource
 person)
 Mr. Jerry Freels, DNR Conservation Officer
 Mr. John R. "Hojo" Hojnowski, Assistant Ranger, U.S. Forest
 Service Manistee Ranger Station
 Mr. Evert Hopwood (Growth and Action Committee)
 Mr. Ed Howard, Chair, Arcadia Township Planning Commission
 Mrs. Pat Iverson, Secretary, Pleasanton Planning
 Mr. Thomas Kubanek, Executive Director, Economic Development
 Office
 Mr. Donald Lagerquist, Spirit-of-the-Woods Conservation Club, MUCC
 affiliate
 Mr. Gordon Lincoln, Trustee, Springdale Township Board and Planning
 Commission
 Mr. Duane Marquand, former Chairman, Filer Township Planning
 Commission
 Mrs. Jenny Osborne, Secretary, Clean Township Planning Commission
 Mrs. Esther M. Pierson, President, Village of Onekama
 Mr. Jeff Rose, Supervisor, Brown Township Board & Planning Commission
 Mr. Jon Rose, City of Manistee Code Administrator
 Mr. Carl Rutske, Vice Chair, County Board and organized labor
 Mr. Richard Schafer, Water Dept. Furman, Kaleva Village Planning
 Commission (groundwater task force)

more THANKS TO:

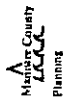
Mr. Robert Skelding, Chair, Norman Township Planning Commission
 Mr. David Smeltzer, Chairman, Onekama Township Planning Commission
 and Manistee County Farm Bureau.
 Mr. David Somers, Chairman, Maple Grove Township Planning
 Commission (construction industry)
 Ms Beverly Stanek, Planning Commission
 Mrs. Phyllis Sietek, Planning Commission
 Mr. Donald R. Stewart, Secretary, Dickson Township Planning
 Commission
 Mrs. Pat Taylor, Trustee, Marilla Township Board and Planning
 Commission
 Mr. Arthur Wendt
 Mr. Sylvester "Chip" Wood, former Supervisor, Norman Township
 *Mr. Tom Amor, Chairman, Bear Lake Planning Commission
 *Mr. Mark Dougher, Executive Director, Little River Band of Ottawa
 Indians
 *Mr. Les Kolk, Manager, Manistee County Road Commission (and Manistee
 Township Zoning Board representative)
 *Mr. Ben Loosemore, Soil Conservationist, Natural Resources
 Conservation Service (a resource person)
 *Mr. Robert J. Wave, Spirit-of-the-Woods Conservation Club
 *Sironach Township, vacant
 *East Lake Village, vacant
 *Cocomaish Village, vacant
 *Bear Lake Village, vacant
 (* indicates missed more (1), or more, out of 16) or all of the meetings.)

and THANKS TO:

Members of the Manistee County Planning Commission:
 Mr. Russell E. Taylor, Chair
 Mr. Joseph A. A. Helinski, Vice Chair
 Mrs. Phyllis Sietek, secretary
 Mr. Gerald Superczynski, former secretary
 Mr. Jeffery Dantz
 Mr. Calvin "Pete" Lutz
 Mr. Carl Mezeske (former member)
 Mrs. Beverly Stanek

EXPERTS, Presnters and Analysts

Mr. David Peterson, MSU Extension Director for Mason County
 Mr. Tim Doelhan, president of Michigan Society of Planning Officials
 and Leelanau County Planner
 Mr. Mark A. Wyckoff, President Planning & Zoning Center, Inc.
 Mr. John McKinney, MSU Extension NW Michigan Sea Grant Agent
 Dr. Robert W. McIntosh retired Professor of Tourism and Hotel/Hotel
 Management
 Dr. Kurt Norgaard, MSU Extension Land Use (agriculture) Specialist
 Mr. Lynn Gould, MSU Extension Public Policy District Agent (agriculture,
 oil & gas specialist)
 Mr. Rod Cortright, MSU Extension Director for Charlevoix County
 (commercial land development specialist)
 Mr. Keith Charters, Grand Traverse Chamber of Commerce Foundation
 and chair of the Michigan Natural Resources Commission
 Mr. Bill Mrdeza, Director of Community and Economic Development,
 Sault Ste. Marie, Michigan
 Dr. David Lusch, MSU Institute for Water Research
 Mr. Jim Lerg, Manistee-Mason District Health Department
 Mr. Russell Kidd, MSU Extension District Forestry Agent, Ransom
 Mr. Jack Pilon, DNR Forest Management Division, Utilization and
 Marketing Specialist
 Ms Valerie Beversdorf, GIS specialist Northwest Michigan Council of
 Governments (NWMCOG)
 Mr. Jim Lively, Regional Planner, NWMCOG
 Mr. Ben Loosemore, Soil Conservationist with Benzie-Manistee Natural
 Resources Conservation Service USDA.



International Context

Sustainable Management

Federal Context

Above all else, manage the Forests to contribute to the health and productivity of our global biosphere through stewardship of the National Forest ecosystems by:

- managing ecosystem rather than individual resources;
- helping balance the interrelationships of people and natural resources;
- affording protection to unique and special ecosystems, and;
- protecting, maintaining, and perpetuating the natural and cultural resources of the National Forests for use and enjoyment by current and future generations through environmentally sensitive, socially responsive, and scientifically sound ecosystems management.



Michigan Context:

THE #1 problem in Michigan is "absence of Land Use Planning that Considers Resources and the Integrity of Ecosystems."

Rephrased: "Lack of
(1) coordinated
(2) resource based
land use planning."



Local Context:

Sustainable management to manage resources of Manistee County to provide for the needs of current and future generations via resource-based land use analysis for making decisions.

Integrated management involves taking an holistic approach to management of natural and physical resources.

Integrated management through coordination between city, village, township, county, state, federal, Indian governments.

Economic development is a major concern and goal.

Michigan Trend Future
Reports:

1. Sprawl is the principal problem in Michigan, and will get worse if current trends continue. Three regions face the greatest risk, southeast Michigan, western Michigan (Grand Rapids, Holland, Muskegon), and the greater Grand Traverse Bay region [of which Manistee County is on the southern fringe].
2. Sprawl is difficult to observe in a early form, land fragmentation (if there were fences around the perimeter of every newly divided property you could see it). Fragmentation of resource lands (especially farmland, forestland and mineral lands) will result in steady declines in the relative significance of those industries and will have a negative impact on tourism.

Michigan Trend Future
Reports:

3. We are nearly completely auto dependent and can expect significant increases in vehicle miles travelled, number of automobiles and trucks, and commute times, and continued decreases in car pooling, and mass transit.
4. There will be significant increases in infrastructure costs and declining ability to meet those costs. It appears that the principle reasons costs are rising is because we are not following a "pay as we grow" principle.
5. There will be continued significant declines in population in older central cities and increases in families in poverty and in concentrations of racial minorities.

Michigan Trend Future
Reports:

6. There will be continued decreases in biodiversity mostly as a result of many new forest openings and increased conflicts over multi-use of public lands.
7. The present institutional structure (for planning, land use, intergovernmental coordination) does not work and cannot work without reform. (The two top items which were revealed from the Michigan Relative Risk Management Report were the "lack of integrated and coordinated land use planning" and the "degradation of urban environment".)
8. The present mix of interest groups is not sufficient to resolve current structural defects.

Michigan Trend Future
Reports:

9. There is a lot of attention on land use issues, but legislative efforts are for the most part premature--the necessary understanding and support base is not in place nor up to speed.
10. Current trends are creating a myriad problems that will be laid at the feet of our children who will have fewer choices available to deal with them.

Plan Map and Plan Map Areas

Prepared in the following manner

First: designated Special and Unique Environments (Dark Green). Some special and unique areas are "written off" as having been already developed to the point of having lost the character which caused the area to be so designated.

The second: agricultural and prime forest maps as "resource development" (light green). Lands which are 'view properties' overlooking Bear, Bar, Portage Lakes were taken out of this category.

Third: Remaining characteristics which limit development (e.g. wetland or areas where on-site sewage disposal systems are suspected not to work) as "resource limitation" Plan Map Areas (light blue).

Fourth, residential use reflecting existing residential land uses, residential growth areas, road patterns, existing zoning as "residential" Plan Map Areas (yellow).

Fifth, areas of commercial activities (mainly areas so designated in the 1988 (1990) Land Use Plan Map) as "commercial" Plan Map Area (orange). The county hinterland boundaries were used to identify trade centers and to place a commercial designation in each trade center.

Sixth, the same process used for commercial was repeated with industrial information for "industrial" Plan Map Areas (red).

Seventh, transition Plan Map Areas were drawn in to reflect the recommendations of this Plan (brown).

Eighth, was to designate all the areas now left over as "rural residential" Plan Map Areas (white).

Ninth was to compare the Plan Map with existing township zoning. Where the correlation was close, or used similar land use analysis, boundaries duplicate zoning.

Manistee County PLANNING DEPARTMENT

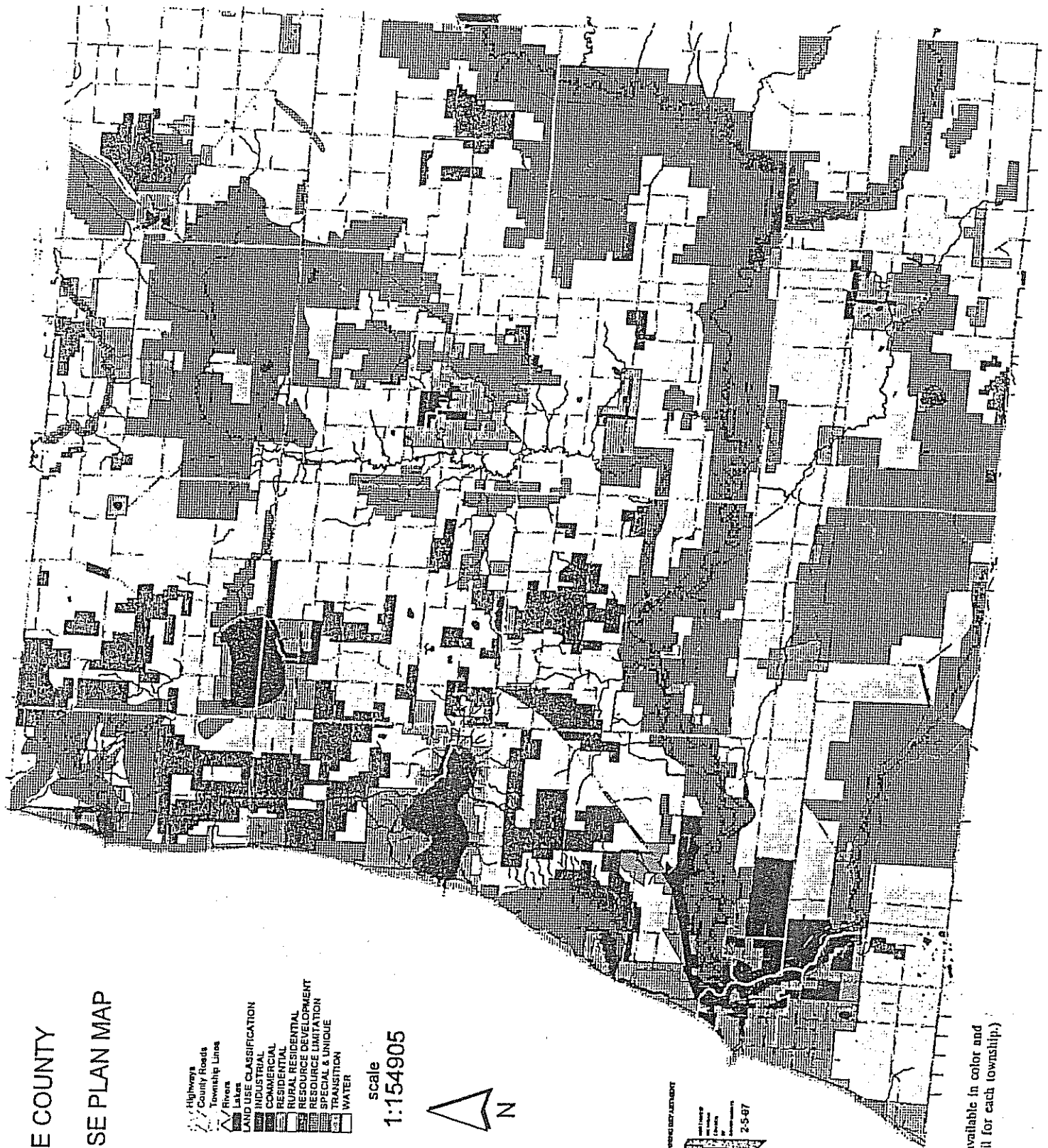
Plan Area Compared to Zoning and Existing Land Use (all in square miles)									
	A	B	C	D	E	F	G		
	1997 Land Use Plan (a)	1984 Land Use Plan (b)	Current Zoning (c)	Estimated Current Land Use (d)	Estimated Difference 1984 to 1994 Plan (a-b-e)	Planned area over Current Zoning (a-c-f)	Planned Current Land Use (a-d-g)		
Industrial	4.738	4.117	5.111	2.316	0.620	(0.374)	2.422		
Commercial Transition	4.991	3.570	5.580	2.015					
Commercial & Transition combined	1.339	0.000	n/a	n/a					
Residential	6.330	3.570	5.580	2.015	2.760	0.750	4.315		
Rural Residential	37.713	44.158	42.995	18.300	(6.445)	(5.282)	19.413		
Agricultural Use	287.780	233.654	n/a	n/a					
Rural Res. & Agr. Use combined (currently in range land)	0.000	41.229	n/a	n/a					
Resource Development (currently in farm production)	287.780	274.884	316.589	n/a	12.896	(28.809)	209.546		
Resource Limitation (currently wetlands & barren)	-+-	-+-	-+-	78.234					
Resource Preservation	40.383	0.000	n/a	n/a					
All "resource" combined	-+-	-+-	-+-	59.053					
Special and Unique Environment	26.740	0.000	n/a	n/a					
City/Village areas not in 1984 plan	-+-	-+-	-+-	79.067					
Lake	0.000	80.076	n/a	n/a	(12.951)	(25.988)	(70.997)		
Other misc. zoning categories	67.123	80.076	93.111	138.121					
Total	148.829	142.550	n/c	n/a	0.000	0.000	0.000		
	0.000	8.357	0.000	n/a					
	8.062	8.357	n/c	n/c					
	n/a	n/a	35.853	n/c					
	560.575	557.712	499.240	557.709	0.000	0.000	0.000		

Estimating, rounding and inconvertible data means columns will not total.

n/a = not available

n/c = not comparable data

f/a = factored in above



MANISTEE COUNTY
1997 LAND USE PLAN MAP

April 8, 1997

- Highways
- County Roads
- Township Lines
- Rivers
- Lakes
- LAND USE CLASSIFICATION
- INDUSTRIAL
- COMMERCIAL
- RESIDENTIAL
- RURAL RESIDENTIAL
- RESOURCE DEVELOPMENT
- SPECIAL & UNIQUE
- TRANSITION
- WATER

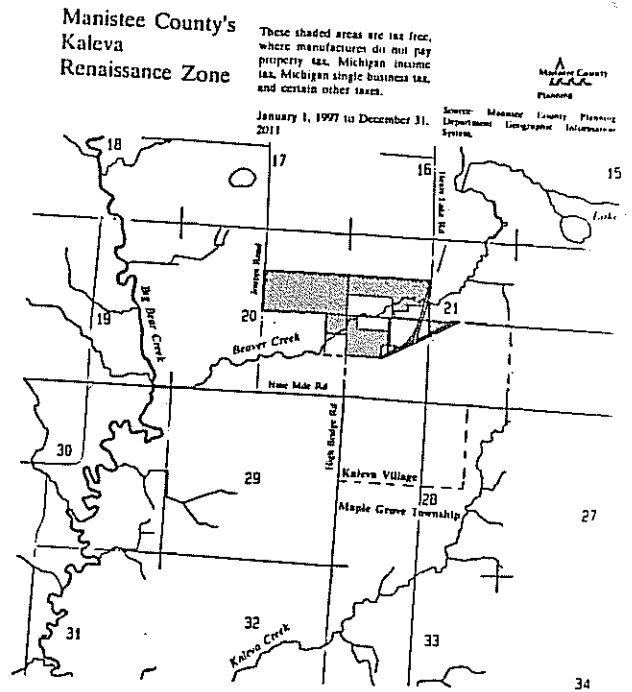
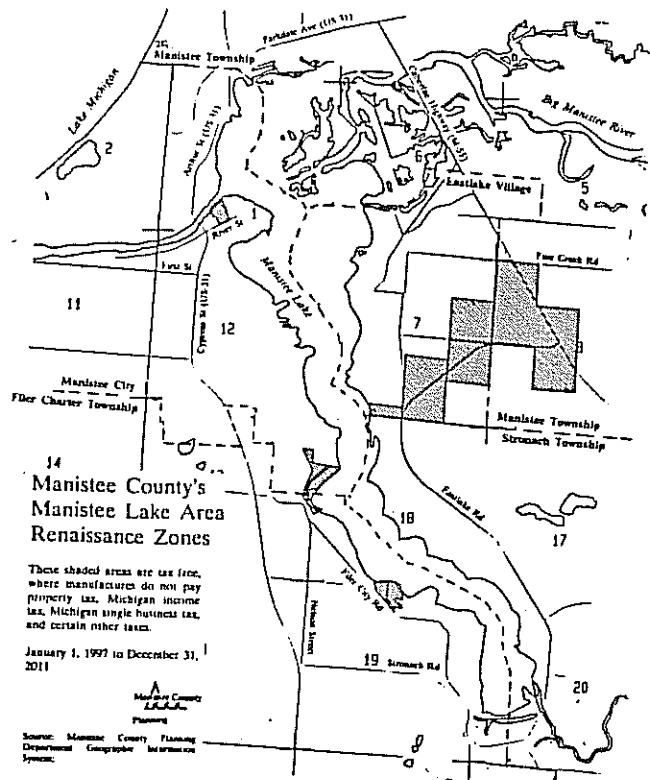
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Manistee County
PLANNING DEPARTMENT



(This map is also available in color and
in black/white detail for each township.)



PLAN MAP AREAS

Industry

- (1) Accommodate industrial land needs with short notice and a minimum review process.
- (2) Rehabilitate existing industrial facilities.

Commercial

- (1) Accommodate commercial land needs with short notice and a minimum review process.
- (2) Development of Manistee area that results in a pleasant destination for tourism and for county residents.
- (3) Safe transportation by avoiding commercial strip development.

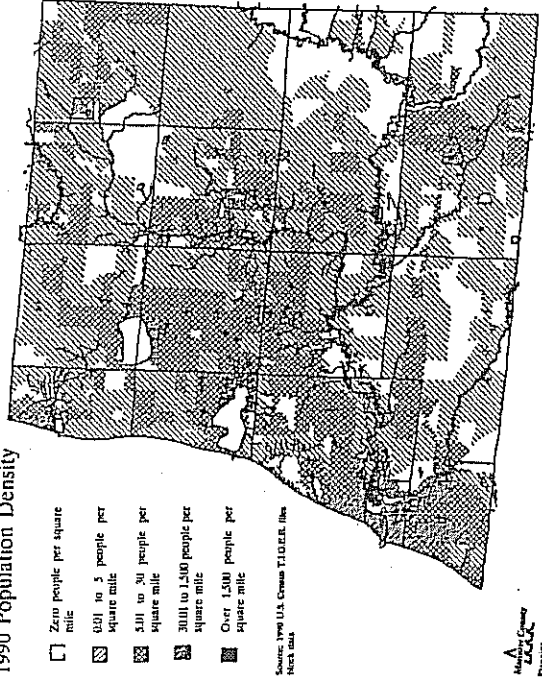
Residential

- (1) Avoiding residential strip development.
- (2) Preserve land for resource management (farm, forestry, tourist, mining extraction).
- (3) Reduce amount of low-cost land and housing.

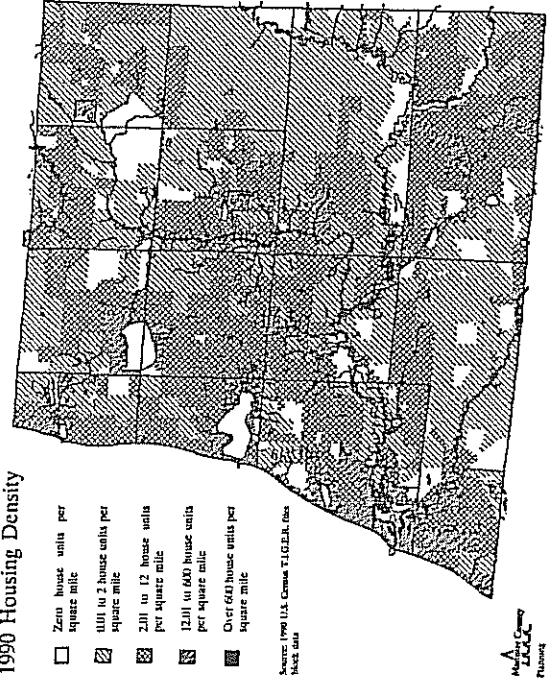
Rural Residential

- (1) Provide a mix of residential, farm and forest activities.
- (2) To provide for a separate zoning for transition purposes between rural residential and Resource Development.
- (3) To provide for a transition Plan Map Area for expansion of commercial activity south and north of Manistee.
- (4) Support agriculture and forest management activities.

1990 Population Density



1990 Housing Density



MANISTEE COUNTY BUILDOUT

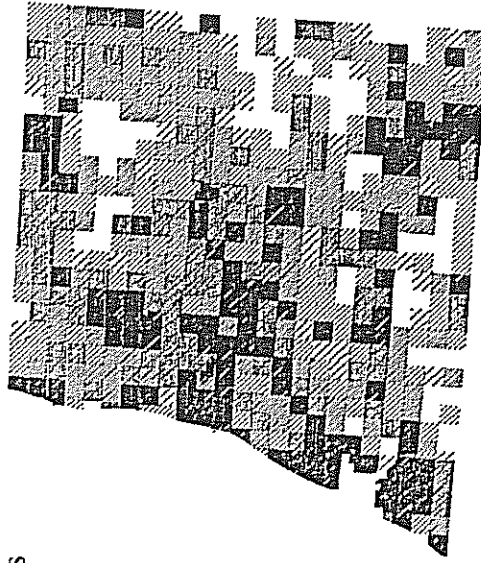
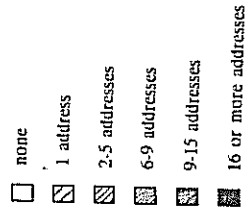
Municipality	Zoned for units(houses)	Estimated Population	Total Land Area (sq.mi.)
Rough estimates:			
Arcadia Township	12,482.93	27,462.44	19.00
Bear Lake Twp	24,801.08	64,484.88	35.80
Brown Township	1,481.50	4,103.75	36.20
Cleon Township	16,891.55	47,127.42	35.20
Dickson Township	10,838.78	26,555.01	71.60
Filer Charter Twp	12,398.77	32,236.80	16.10
Manistee Township	12,405.99	32,503.69	45.10
Maple Grove Twp	30,593.27	76,177.24	34.70
Marilla Township	9,338.30	23,532.51	35.60
Norman Township	14,556.20	36,827.18	72.20
Onekama Township	23,192.04	52,645.93	21.10
Pleasanton Twp	12,959.29	31,102.29	35.50
Springdale Twp	26,713.67	64,112.80	35.70
Stronach Township	6,296.12	15,866.22	55.80
Bear Lake Village	1,318.46	3,493.91	.33
Copemish Village	2,307.80	6,184.90	.90
Eastlake Village	12,454.91	31,261.82	1.50
Kaleva Village	1,305.51	2,924.34	1.10
Onekama Village	1,200.44	2,917.06	.60
Manistee City	12,302.87	30,142.03	3.90
MANISTEE			
COUNTY TOTAL	245,839.00	602,307.00	557.90

"Accurate" estimate (columns will not total):

MANISTEE

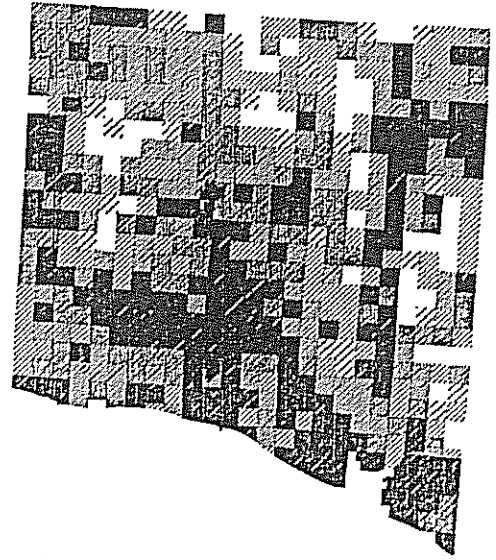
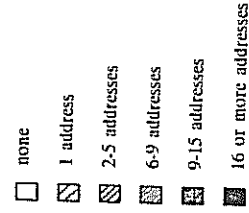
COUNTY TOTAL 245,839.00 602,307.00 557.90

Count of Address
per sq. mile 1986



Source: Manistee County
Planning Department GIS.

Count of Address
per sq. mile 1996

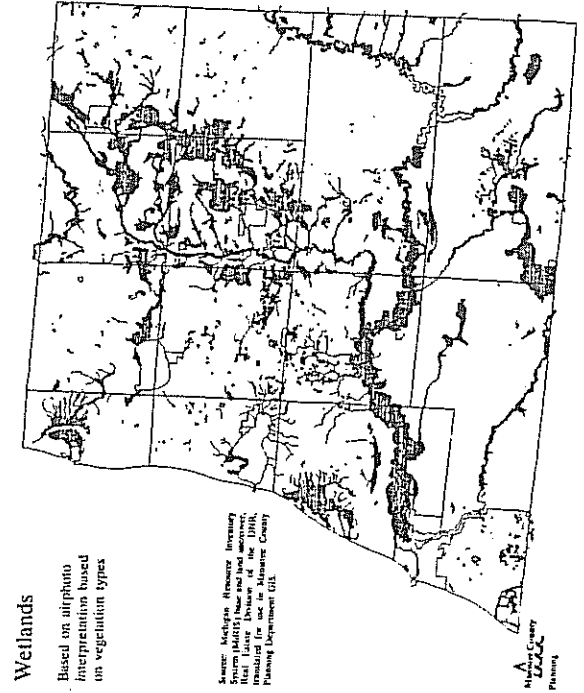


Manistee County
Planning

(1) Protect and enhance development of productive land based industries (farm, forestry, extraction of aggregates).

- (2) Keep heavier clay loam soils in large parcels for agricultural and timber development.
- (3) Keep nationally unique farmlands for agricultural and timber development.
- (4) Provide for a separate zoning for transition purposes between rural residential and Resource Development.
- (5) Support agriculture and forest management activities.

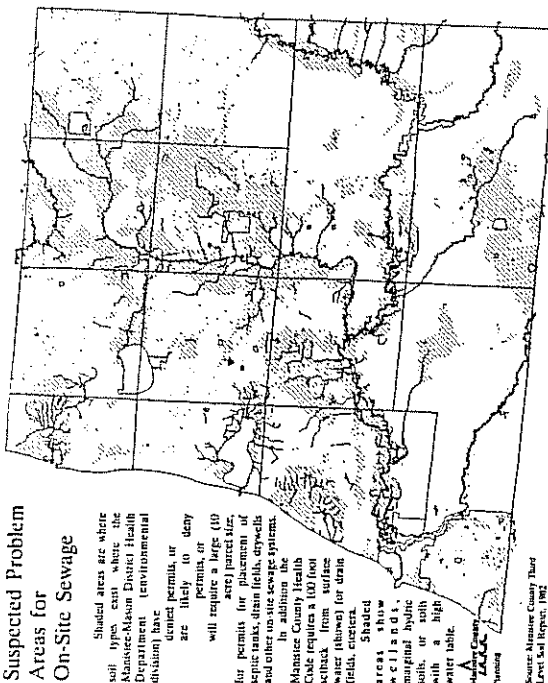
(1) To appropriately develop land with limitations for development (wetlands, soil types).



Suspected Problem Areas for On-Site Sewage

Shaded areas are where soil in the county where the Manatee-Blanco District Health Department (environmental division) have denied permits, or are likely to deny permits, or will require a large (10) for permits, or are parcel size, septic tanks, three septic tanks and other on site sewage system.

In addition the Manatee County Health Code requires a 100 foot setback from surface water (rivers) for drain fields. Shaded areas show wetlands, marginal hydric soils, or soils with a high water table.

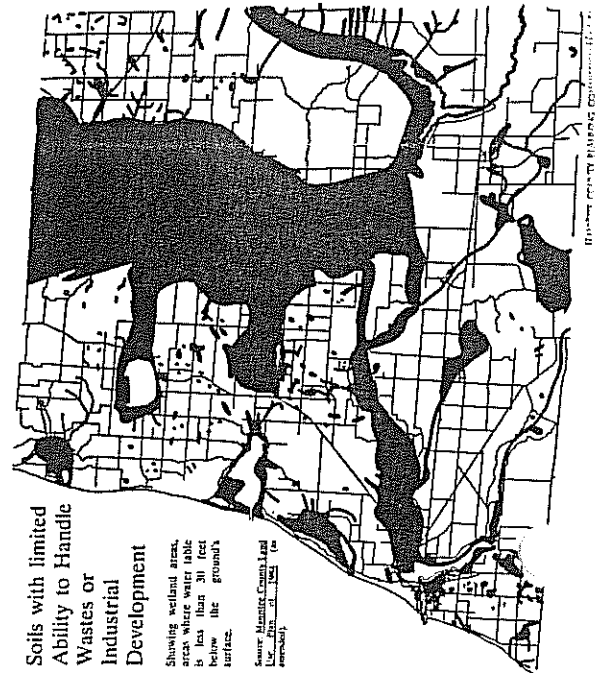


Source: Manatee County Health Dept. and Report, 1982

Soils with limited Ability to Handle Wastes or Industrial Development

Shaded wetland areas, areas with hydric soils, or soils that are less than 30 feet below the ground's surface.

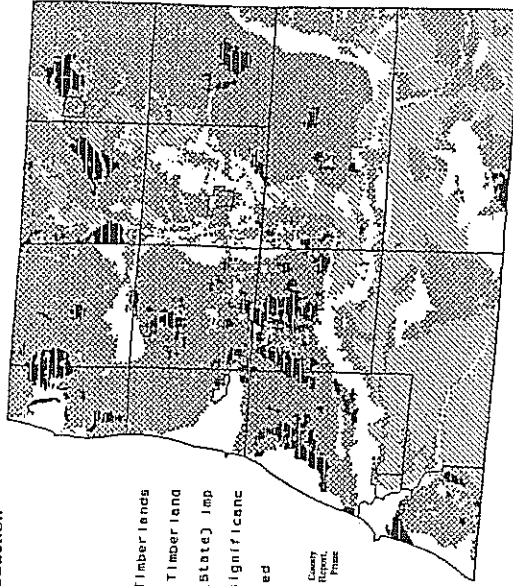
Source: Manatee County Land Use Plan, 1982 (as amended).



Forest Production Potential

- Legend**
- Prime Timberlands
 - Unique Timberland
 - Regional (state) Imp
 - Local significance
 - Not rated

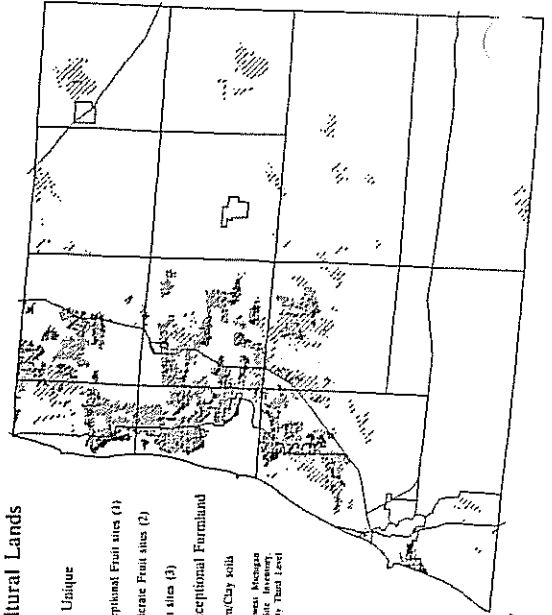
Source: Manatee County Health Dept. and Report, 1982



Agricultural Lands

- Nationally Unique Farmlands**
- Exceptional Fruit sites (1)
 - Moderate Fruit sites (2)
 - Fruit sites (3)
- Lovely Exceptional Farmland**
- Lamin Clay soils

Source: Manatee County Health Dept. and Report, 1982

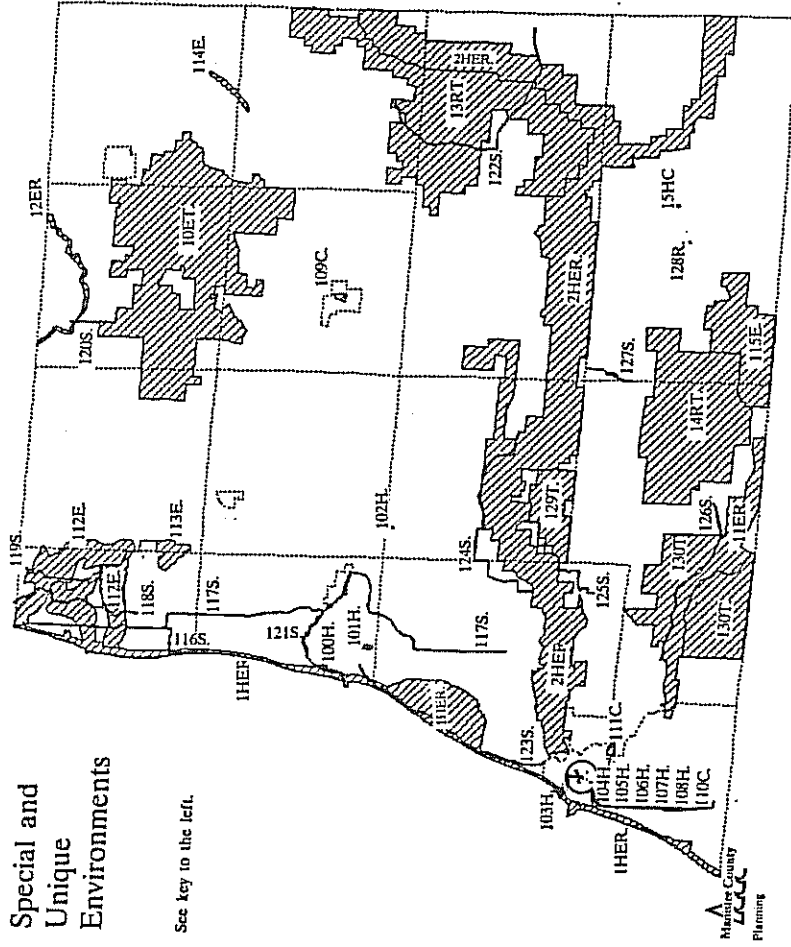


Special and Unique

- (1) Sustain, enhance tourist based economic growth.
- (2) Protect natural, cultural, scenic, recreational features.
- (3) Improve quality of life for local residents.
- (4) Enhance the area for attracting potential new businesses.
- (5) Diversify tourism activities in different areas of the county.
- (6) Recognize, protect and enhance the use of cultural (historic, arts); cultural (built environment, education); environmental/nature; scenic/tour; based special and unique environments.
- (7) Recognize, protect and enhance the use of recreational activity based special and unique environments.
- (8) Recognize and protect resource harvesting (timber) based special and unique environments.

Special and Unique Environments

See key to the left.

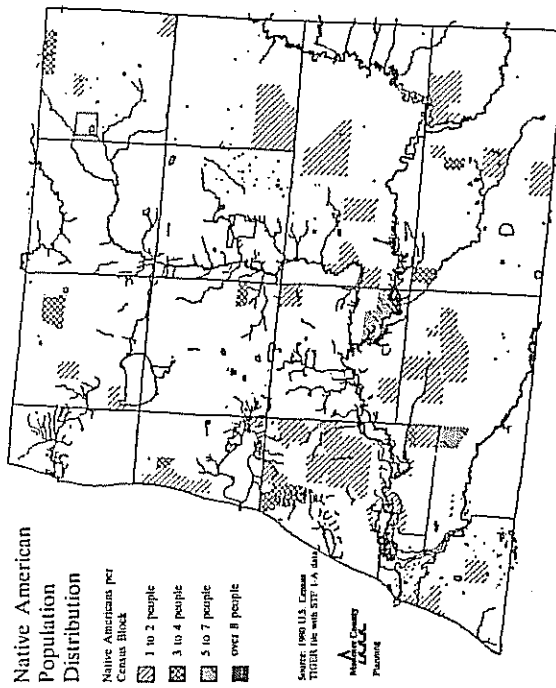


Marion County
Planning

TOPICAL ISSUES

Gaaching Ziibi Daawaa Anishnaabe (Little River Band of Ottawa Indians)

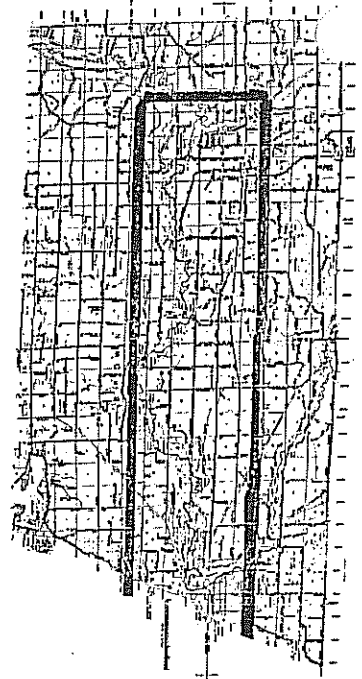
- (1) Establish a positive working relationship between Manistee County and the Little River Band of Ottawa Indians.
- (2) Enhance the tribe's growth and development so it is positive for the county.



Manistee River Indian Reservation

Reservation was established with the 1836 Treaty of Washington between the United States and the Chippewa and Ottawa Indians. This reservation was abandoned in spring, 1839. GLO surveys of the interior of the reservation took place in 1847.

Source: GLO survey of Manistee County

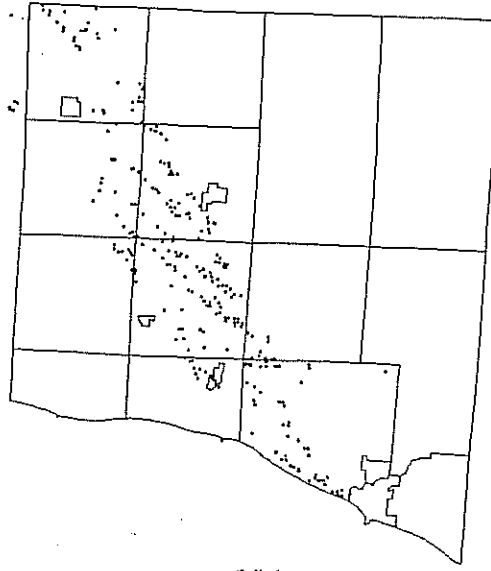


Oil and gas development

- (1) State regulation of oil and gas activities with municipality formally involved in the communication process.
- (2) Direct involvement of Emergency Management Coordination in Hydrogen Sulphide (H₂S) issues.
- (3) Reduce the conflict between property owner and the oil and gas industry resulting from severed mineral rights.

Oil Wells

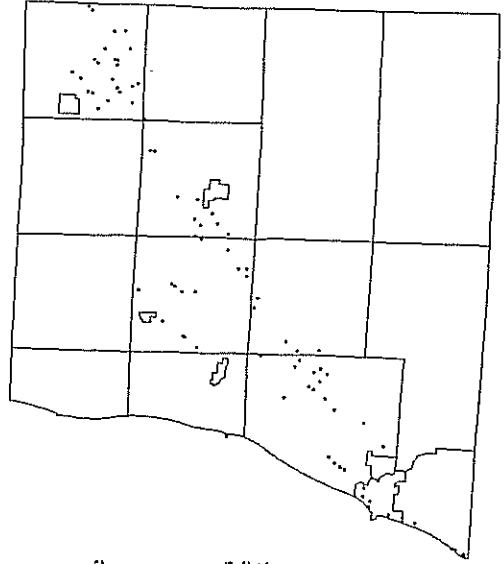
Oil wells



Source: October 1994 GIS point files from the DNR Michigan Resource Inventory Programs (formerly DNR Geology).

Gas Wells

Gas wells and gas condensate wells.



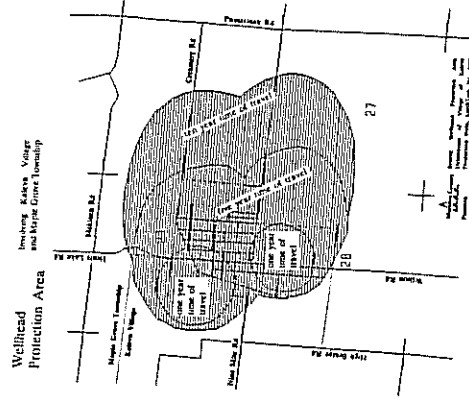
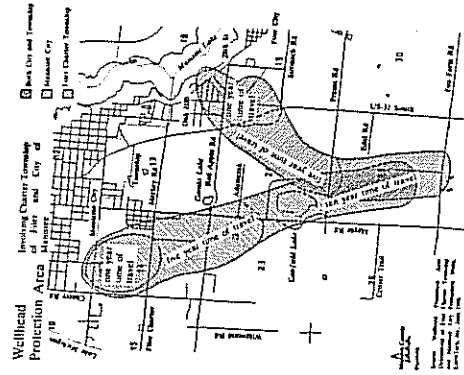
Source: October 1994 GIS point files from the DNR Michigan Resource Inventory Programs (formerly DNR Geology).

Ground and surface water

- (1) Clean, protected groundwater for today and future generations.
- (2) Clean, protected surface water for today and future generations.

Air pollution, solid waste, soil erosion and land/water margins

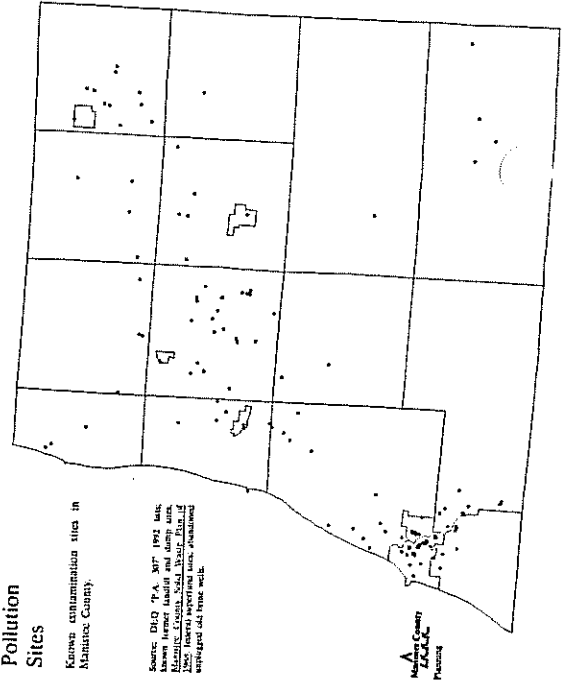
- (1) To have clean air.
- (2) To not have soil erosion.
- (3) To properly manage land/water margins.



Pollution Sites

Known contamination sites in Alameda County.

Source: DBO, T.A. 307, 1992. Map showing known and suspected contamination sites in Alameda County, California. The map includes a legend indicating the type of contamination site (e.g., petroleum, hazardous waste, etc.) and a scale bar.





PLANNING DEPARTMENT
(616) 723-4041

Suggested Order to Get Permits, etc.

December 19, 1996

1. **DEQ** is involved in a permit for a person seeking the proper permits to build in Manistee County. The permits are listed in the order suggested and then. Following the order should ensure best practice. Bring the paperwork from previous steps in the order below. **Always** come to call ahead to get application forms and fill them out before going to get your permits. This is particularly true for any permit for the 1. Erosion, and Construction Code. For all of these, obtaining permits by mail is often a preferred option.
2. **High risk erosion permit from the DEQ**
Not always needed: Needed if the site is along Lake Michigan.
3. **Vald and River Permit from the DNR**
Not always needed: Needed if the site is within 400 feet of the River or in Spring Lake Township.
4. **Tree Permit from the County Drain Commissioner**
Not always needed: Needed if the site involves work on, crossing or disturbance of a county maintained drain.
5. **Joint Lakes and Streams water Great Lakes submerged Lands Permit from the DEQ**
Not always needed: Needed if the site involves work on the beach, fill, dredging, building ditches, or water. Ask if one is not sure if needed or not.
6. **Gravel from the U.S. Army Corps of Engineers from the DEQ**
Not always needed: Needed if the site involves work to fill, dredge, build ditches or investigate work of the Great Lakes and connected to the Great Lakes.
7. **Wetlands Protection permit from the DEQ**
Not always needed: Needed if the site involves any alteration of a regulated wetland. (All wetlands are not protected/regulated.)
8. **Water Protection Permit, Air Quality, and West County Council, Ground water Discharge permit from the DEQ**
Not always needed: Needed if the project involves clean or polluted discharge into the air, water or ground (the following people have been under 19,500 gal. per day releases).
9. **noCounty Subdivision Council Act review approval from the Manistee County CLH**
Not always needed: Needed if splitting land into more than 4 parcels which are 18 acres or less in size, or creating any parcel which does not front on an existing road.
10. **all Consensus Inventory permit from the Manistee County Road Commission**
Not always needed: Needed if the project involves moving more than 100 cubic yards of earth in a new surface moving any earth within 500 feet of a lake or stream.
11. **all Erosion Permit from Manistee Soil & Water Conservation District**
Not always needed: Needed if the project involves moving more than 100 cubic yards of earth in a new surface moving any earth within 500 feet of a lake or stream.
12. **all Permit from Manistee County CLH**
Not always needed: Needed if the project involves moving more than 100 cubic yards of earth in a new surface moving any earth within 500 feet of a lake or stream.
13. **all Solid Waste Permit from the DEQ**
Not always needed: Needed if the project involves moving more than 100 cubic yards of earth in a new surface moving any earth within 500 feet of a lake or stream.
14. **all Permit from your local unit of government**
Not always needed: Needed if the project involves moving more than 100 cubic yards of earth in a new surface moving any earth within 500 feet of a lake or stream.
15. **all Address from Manistee County CLH**
Not always needed: Needed if the project involves moving more than 100 cubic yards of earth in a new surface moving any earth within 500 feet of a lake or stream.
16. **all Erosion Code Permit from (1) your unit of government or (2) the State of Michigan**
Not always needed: Needed if the project involves moving more than 100 cubic yards of earth in a new surface moving any earth within 500 feet of a lake or stream.
17. **all Mechanical, Plumbing permit**
Not always needed: Needed if the project involves moving more than 100 cubic yards of earth in a new surface moving any earth within 500 feet of a lake or stream.
18. **all help, or copies of work application**
Not always needed: Needed if the project involves moving more than 100 cubic yards of earth in a new surface moving any earth within 500 feet of a lake or stream.

Manistee County - Zoning, Building and other Officials

December 19, 1996. If data is more than 6 to 8 months old, call for an update of the list. Each Municipal Government

Entire County
DEQ PERMITS, EROSION & FILL, DNR, WILSON, LLC
1000 Third Street
Manistee, Michigan 49661
PHONE: (616) 723-4041

DEQ PERMITS, LAKE NICH EROSION (LAND) LAND DRAINAGE
(For info, call County Planning)
Department 12 (Department and more)
DEQ Land and Water Management
P.O. Box 30418-7918
Lansing, Michigan 48909
PHONE: (517) 773-1950

COUNTY JUDICIAL VILLAGE & CITY
COURT-WAY PERMITS
Mrs. Jane Erickson
Manistee County Road Commission
63 Parkside Ave. (Cor M-13 & US-31)
Manistee, Michigan 49661
PHONE: (616) 723-4322
(weekdays 8am-5pm)

COUNTY SOIL AND SEDIMENTATION
EROSION PERMIT
Mary Fawcett, Erosion Control Officer
Manistee Soil & Water Conserv. Dist.
2840 Chippewa Highway
New Lake, Michigan 49614
PHONE: (616) 989-4761
(11am-4pm; no weekends; 8am-noon & 1-2:30pm)

HEALTH DEPARTMENT PERMIT
John Lutz, Sanitarian
(or Don Thompson)
Manistee-Health Dept.
411 Third St. E. Cor. Union
Manistee, Michigan 49661
PHONE: (616) 723-2195 (Mon-Fri 8-5am)

COUNTY UNCLE TONY ADDRESS
Karl H. Schmidt, County Planner
County Planning Department
415 Third Street-Courthouse
Manistee, Michigan 49661
PHONE: (616) 723-4041 weekdays
8:30am-noon & 1-3:30pm

BUILDING INSPECTION (for all of county except: Chaska, Dickson, Norman, Marlin, Spring Lake, Spring Lake City)
John Peterson, State Bank, Inc.
Branch of Construction Codes
Manistee Dept. of Labor
701 S. Commercial Street, 1st Fl.
Tremont, MI 49681
PHONE: (616) 723-5311 (Mon-Fri 8:30am-5:30pm)
FAX: (616) 723-5311

ELECTRICAL (for all of county except: Chaska, Dickson, Norman, Marlin, Spring Lake, Spring Lake City)
PLUMBING/Tony Peterson (616) 723-5311
MECHANICAL: Gary Harris (616) 723-5342
BUILDING INSPECTION (for Chaska, Norman and Marlin Twp.)
Todd Fawn, State Bank, Inc.
200 N. Main, Room 101
Mt. Pleasant, Michigan 48859
PHONE: (517) 773-3129 (8-5pm M-F, Tu, Th, Fr)

ARCATA TOWNSHIP
Zoning - Mr. George W. Pelt
1000 Third Street
Arcata, Michigan 49615
PHONE: (616) 989-4028

BEAR LAKE TOWNSHIP
Zoning - Valerie Urwinson, Sr.
831 Chippewa Hwy
Bear Lake, Michigan 49614
PHONE: (616) 989-4162

BEAR LAKE VILLAGE (see above)
BEAUMONT TOWNSHIP
Zoning - Phil Peters
4730 Oak US-31
Manistee, Michigan 49661
PHONE: (616) 989-1774

CLEON TOWNSHIP
Zoning - Wayne Fetter
7000 Michigan Lane
Kalamazoo, Michigan 49001
PHONE: (616) 341-3870
Business: (616) 341-3870
Home: (616) 341-3870

COPELAND VILLAGE
Zoning - Linda Colton
10111 Second St.
Copersnow, Michigan 49623
PHONE: (616) 723-2428

DICKSON TOWNSHIP
Zoning - vacant
200 12th High Bridge Road
Dickson, Michigan 49619
PHONE: (616) 477-5241

FAIRVIEW VILLAGE
Zoning - Loretta Staff
300 East Rd
Manistee, Michigan 49661
PHONE: (616) 723-9238 (M-F 9:30-2:30)

ELER CHARTER TOWNSHIP
Zoning - Teresa Hughes
P.O. Box 140
2501 Fair City Rd.
Manistee, Michigan 49661
PHONE: (616) 723-3128

FAIRVIEW VILLAGE
Zoning - Maryann Hark
2740 McArthur Rd.
Kalamazoo, Michigan 49001
PHONE: (616) 342-3661

MANISTEE CITY
Zoning - John Kiefer
341 First Street, Manistee, MI 49661
PHONE: (616) 723-4040
Manistee Area Office & Friday 1-5pm
ADDITIONAL: John Kiefer
Zoning & Code Enforcement, John Kiefer
700 Main Street - 1st Fl.
Manistee, Michigan 49661
(616) 723-2158

MANISTEE TOWNSHIP
Zoning - Gerald Superschmidt
110 Hudson St. - 1st Fl.
Manistee, Michigan 49661
PHONE: (616) 723-4307
(2-3:30pm Tu-Th)

MAPLE GROVE TOWNSHIP
Zoning - Wayne Fetter
7000 Michigan Lane
Kalamazoo, Michigan 49001
PHONE: (616) 342-3870

MARILLA TOWNSHIP
Zoning - D. Scott Lott
22500 Division Road
Mount, Michigan 49661
PHONE: (616) 989-2002

NORMAN TOWNSHIP
Zoning - C. Brock Shaffer
18 S. Main Road
William, Michigan 49661
PHONE: (616) 989-4200

ONEKAMA TOWNSHIP
Zoning - Richard Curren
3431 Main St. (M-27) P.O. Box
Onekama, Michigan 49671
PHONE: (616) 989-1308 (11am-5pm)
(616) 989-4443 (home)

ONEKAMA VILLAGE
Zoning & Survey - John Hark
7400 South Knoll Trail
Manistee, Michigan 49661
PHONE: (616) 989-4041

PLEASANTON TOWNSHIP
Zoning - Nana M. Huron
1723 Railroad Road
Bear Lake, Michigan 49614
PHONE: (616) 989-1400 day & early ev.

SPRINGDALE TOWNSHIP
DNR Zoning - (Baker River only)
Mrs. Jeanne Fawcett, DNR River Comm.
Administrator
DNR Gaylord District Headquarters
P.O. Box 641
Gaylord, Michigan 49735
PHONE: (517) 332-3141 (Mon-Fri 8:30-5)
Building: (616) 989-1308 (11am-5pm)
Clerkman
P.O. Box 274
Benton, Michigan 49611
PHONE: (616) 332-3461 home
(616) 989-1308 (11am-5pm)
National Ed. Mgmt. (616) 332-2400

SPRINGDALE TOWNSHIP
Zoning - Mr. Rick Lott
327 W. Shoreline Road
Manistee, Michigan 49661
PHONE: (616) 723-3726
Building - Mr. Joseph A. A. Hernandez
2011 Tenth Street
Manistee, Michigan 49661
PHONE: (616) 723-4117

Coordination, economic development and process streamlining:

- (1) Provide an efficient, quick, easy, less expensive process to obtain approvals (permits, subdivision, etc.)
- (2) Maintain the maximum flexibility for development design and planned use.
- (3) Make it easier to understand how to and to comply with regulations.
- (4) The "special use permit" process should be used sparingly.
- (5) Have the "Planned Unit Development" process option available, as a special use permit, for innovative and cluster development.

PUBLIC LANDS

State of Michigan/DNR: 38.8 square miles (6.96 percent of county land area (up from 5 1/2% in 1984)).

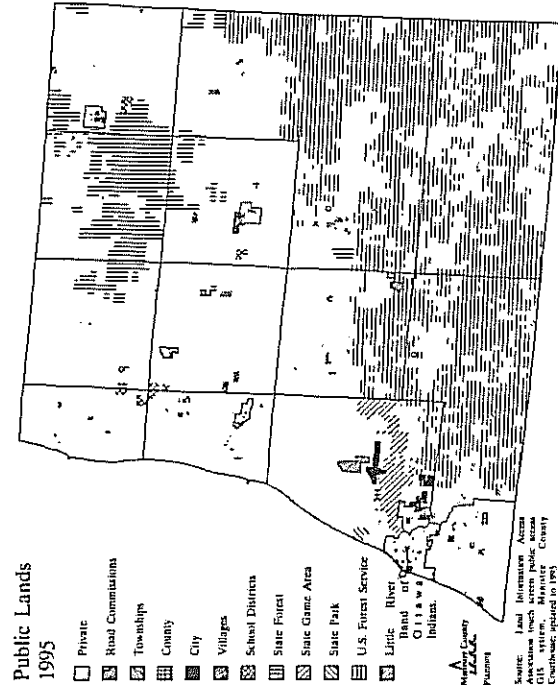
U.S. Forest Service: 136.9 square miles (24 1/2 percent of county land area (up from 20 1/3% in 1984)).

Manistee County: 9 1/100 square miles (16/100 percent of county land area). (Including Blacker Airport and Road Commission).

Municipal governments: 6 2/3 square mile (1/10 percent of county area).

Public School Districts: 2 1/2 square miles (45/100 percent of county land area (up from 37/100% in 1984)).

Total public ownership is 33.48 percent (up from 26.39% in 1984) of the total area in the county, about 186.78 out of 557.9 square miles.





Planning Commission

616-723-2558
FAX 616-723-1546

70 Maple Street • P.O. Box 358 • Manistee, Michigan 49660

The Manistee Planning Commission hereby approves and supports the
County Land Use Plan.

Dated: May 22, 1997

Roger Yoder
Roger Yoder, Chairman
Manistee City
Planning Commission